

AGENDA OF THE UTAH STATE BUILDING BOARD

Wednesday, November 17, 2004
House of Representatives Building
Room West 125
9:00am

- | | | | |
|---------------|----|--|-------|
| (Action) | 1. | Approval of Minutes of October 21, 2004 | Tab 1 |
| (Action) | 2. | Approval of Five-Year Plan | Tab 2 |
| (Action) | 3. | Approval of Additional Other Funds Projects | Tab 3 |
| (Information) | 4. | Legislative Report on Revenue Bonding | Tab 4 |
| (Action) | 5. | Approval of Programming for Student Housing at Dixie State College .. | Tab 5 |
| (Action) | 6. | Reallocation of Capital Improvement Funds | Tab 6 |
| (Information) | 7. | Administrative Reports | Tab 7 |
| | | - University of Utah | |
| | | - Utah State University | |
| (Information) | 8. | Administrative Reports for DFCM | Tab 8 |
| (Information) | 9. | Other | Tab 9 |

Notice of Special Accommodation During Public Meetings - In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Shannon Lofgreen 538-3261 (TDD 538-3260) at least three days prior to the meeting.

*This information and all other Utah State Building Board information
is available on DFCM web site at <http://buildingboard.utah.gov>*



Olene S. Walker
Governor

Utah State Building Board

4110 State Office Building
Salt Lake City, Utah 84114
Phone (801) 538-3018
Fax (801) 538-3267

MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan
Date: November 17, 2004
Subject: **Approval of Minutes of October 21, 2004**

Attached for your review and approval are the meeting minutes of the Utah State Building Board meeting held on October 21, 2004.

FKS:sll

Attachment

Utah State Building Board



MEETING

October 21, 2004

MINUTES

Utah State Building Board Members in attendance:

Larry Jardine, Chair
Kerry Casaday, Vice-Chair
Steven Bankhead
Manuel Torres
Richard Ellis, Ex-Officio

Via telephone:

Cyndi Gilbert
Katherina Holzhauser

DFCM and Guests in attendance:

F. Keith Stepan	Division of Facilities Construction & Management
Kenneth Nye	Division of Facilities Construction & Management
Shannon Lofgreen	Division of Facilities Construction & Management
Camille Anthony	Department of Administrative Services
Steve Allred	Legislative Fiscal Analyst's Office
Randa Bezzant	Governor's Office of Planning and Budget
Greg Fitch	Utah College of Applied Technology
Richard Maughan	Bridgerland Applied Technology Center/UCAT
Rob Brems	Mountainland Applied Technology Center/UCAT
Paul Hacking	Uintah Basin Applied Technology Center/UCAT
Kevin Walthers	State Board of Regents
Glenn Beagle	Department of Natural Resources – Forestry
Ron Nielsen	Department of Natural Resources – Wildlife Resources
Mike Perez	University of Utah
Kevin P. Hansen	Weber State University
Col. Craig Morgan	Utah National Guard
Raymond Duda	Utah National Guard
Belle Brough	Department of Corrections
Greg Jacquart	Department of Corrections
Chris Mitchell	Department of Corrections

Greg Peay	Department of Corrections
Bryan Wilmot	Department of Corrections/UCI
Rick Stock	Architectural Nexus
RoLynne Christensen	VCBO Architecture
Jackie McGill	Spectrum Engineers
Gordon Bissegger	Courts
Dan Becker	Courts
Rosemarie Carter	Department of Workforce Services
John Misel	Department of Workforce Services
Jean Steidl	Department of Workforce Services
Wendy Mabey	Owen & Associates
E. Bart Hopkin	Human Services/OAS
Stacy Meyer	HFS Architects
Jim Michaelis	Utah Valley State College
Mike Wollenzien	USOR
Rick Wheeler	Snow College
Jolynn Reid	University of Utah
Nancy Lyon	University of Utah
Greg Stauffer	Southern Utah University
Darrell Hart	Utah State University
Brent Windley	Utah State University
Stan Plewe	Dixie State College
Carol Kusterle	FFKR Architects
Gordon Storrs	Salt Lake Community College
Bob Askerlund	Salt Lake Community College

On Thursday, October 21, 2004, the Utah State Building Board held a regularly scheduled meeting in the House of Representatives Building, Room W125. Chair Larry Jardine called the meeting to order at 9:04am. He welcomed Katherina Holzhauser and Cyndi Gilbert who participated telephonically.

☐ **APPROVAL OF MINUTES OF SEPTEMBER 10, 2004.....**

Chair Jardine sought a motion on the Utah State Building Board meeting minutes of September 10, 2004.

MOTION: Manuel Torres moved to approve the Building Board minutes of September 10, 2004. The motion was seconded by Kerry Casaday and passed unanimously.

☐ **RANKING OF STATE FUNDED CAPITAL DEVELOPMENT REQUESTS.....**

Keith Stepan explained the Board previously held hearings for the capital development requests from the institutions and agencies. The Board members had since submitted their scores based on the new scoring system for objectives.

Kenneth Nye reviewed the new fall 2004 semester enrollments for Higher Education which identified the anticipated growth was not experienced and instead leveled off. The enrollments indicated the total FTE basis has grown by 0.82% as a whole, with the largest percentage increase at Southern Utah University growing by approximately 300 FTE. The largest number enrollment growth was at the University of Utah, which grew by about 540 FTE. Weber State University and the College of Eastern Utah both decreased in FTE. Headcount was also identified and Mr. Nye noted more weight should be placed on the FTE basis of counting students as it accounts for hours enrolled. Enrollment also has a tendency to fluctuate from year to year and a single year does not provide a good indication for long-term growth.

Kevin Walthers provided the Board of Regents' perspective on FTE and headcount and noted headcount had increased at Utah Valley State College and Salt Lake Community College. There are over 100,000 FTE within the system. From Mr. Walther's perspective, higher headcount has a larger impact on facilities than on budget.

Mr. Nye reviewed a document pertaining to the budgets for the state funded requests. One significant change was due to Southern Utah University presenting a different approach for the administrative offices housed in the Old Main building thereby reducing the size of the new building required. DFCM analysis indicated the change reduced the square footage required for the new building from 66,000sf to 48,000sf. The cost was also reduced from slightly over \$13 million to \$10 million.

Another sheet identified operations and maintenance costs and the results of the operations and maintenance increase from the other funds projects and the state funds projects. Higher Education projects were based on the formula approved by the Board a few years ago and an additional sheet recognized the Higher Education O&M calculations.

Kenneth Nye referred back to the budgets for the state funded projects noting a significant change where DFCM mistakenly allocated the cost of the Richfield Regional Center to Workforce Services. DWS would pay for their share of the building; however, DFCM charged them the full cost of some of the shared spaces. An adjustment was made slightly reducing their share of the funding and increasing the amount needed from state funds. The funding DWS would provide was well within the range of the score that the Board's criteria would provide. The scoring was not effected, and the state funding amount was increased by approximately \$300,000.

Chair Jardine sought comments on the scoring summary from the Board.

Manuel Torres took issue with the Board rating Bridgerland ATC higher than UCAT's number one priority of the Uintah Basin ATC. He wondered if UCAT had ranked Uintah Basin higher to increase the pressure to fund both. Keith Stepan stated UCAT presented the Uintah Basin ATC project as their number one priority. Visits were made to both ATCs during the last two years and the Board scored the projects accordingly. Some consideration may have been given to the opportunity to purchase the Bourns building decreasing if the project is not funded this year.

Kenneth Nye proposed postponing the state funded project discussions until Steve Bankhead was available for discussion. The Board preceded with the other funds presentations.

Kerry Casaday referred to the first objective pertaining to existing deficiencies and noted the University of Utah Marriott Library had a weighted score of 12 for existing deficiencies, but were only receiving 15% of a new building. Other agencies and institutions get 100% of a new building and a score of zero for existing deficiencies. He questioned the degree to which buildings with existing deficiencies benefited.

Kenneth Nye stated the Building Board's process was set up to address existing state owned buildings in the first objective. Requests to build new space do not address existing buildings and therefore receive no points in this objective based on the criteria. Requests that replace or renovate current buildings address problems in the current inventory of state buildings and receive points based on this objective.

All requests dealing with existing buildings also involved new space beyond just renovating an existing building or replacing it with the same square footage. In order to prevent a project that addressed both an existing building and added new space from getting an extra benefit, the criteria were developed to compare the cost of repairing problems in the existing building against the total project cost. The larger the increase in space, the lower the score received.

Manuel Torres asked if the bed shortage for Corrections was going to be a recurring budget issue that would need to be addressed. Chair Jardine stated Corrections indicated the inmate population was increasing by approximately 259 people each year, which essentially will require one building a year. Their current request is for an additional pod at Gunnison and they indicated they would be requesting another 192 bed pod next year at the Gunnison complex.

Kerry Casaday asked if an agency wouldn't benefit more by identifying a small, run down building that is deficient and requesting a new, larger facility to replace the dilapidated building. Kenneth Nye stated the criteria were structured to avoid the possibility. If a request came in at 99% new space and only 1% to replace the shed, the agency would get

almost no benefit out of replacing the small building because the first objective compared the cost of repair against the total request amount and would only receive one point. The Board allocated the points between objective one and two. If an agency or institution received a score of one on objective one, it is then multiplied by a weight of three to give a total score of three, only 1% of the project was dealing with existing space would reduce the score to .03. Justification for growth would need to be provided under object two which would receive the primary focus. The Board was allocating the points between objective one and objective two based on the proportion of the request dealing with the existing space versus increase in space.

Kerry Casaday asked if the Southern Utah Teacher Education Center should be rescored due to their revised request to add to the existing structure rather than building 100% new. Kenneth Nye stated the Old Main building is being addressed through capital improvement funding and is not being addressed as part of the capital development request. Therefore, it would not make a significant difference in the scoring.

Kenneth Nye stated objective four addressed projects with poor conditions in their existing space by addressing improvements in program effectiveness. The current poor conditions may not allow the agency to be effective in delivering their programs and a new facility would make them more effective. The issue of whether to directly consider the existing conditions apart from consideration of program effectiveness may need to be addressed by the Board in the future as they modify or expand the process.

Chair Jardine suggested tabling this particular issue pending Steve Bankhead's arrival and proceed with the other funds presentations. The Board would then have the opportunity to modify their scores before making their final recommendations.

Gordon Bissegger, Courts, presented the request for the West Valley Courthouse Purchase. This project opportunity is similar to the Provo Courts land purchase where the County is prepared to sell the property for less than appraised value. This 26,000sf West Valley Courts facility was bonded by West Valley City in 1986 and the contract with the Courts provides a lease with an option to purchase. The contract allows them to use the built up equity towards that purchase. The bonds will be paid off in June 2005 and the \$3.6 million in accumulated equity is sufficient to acquire the building. No additional funds would be needed to exercise the option to acquire the building. Appraisals were completed in August 2004 by DFCM and by West Valley City and both confirmed they will have sufficient equity to acquire the building without additional funding from the State. Previously when the West Jordan Courthouse was funded, it was with the understanding for the district court facilities in Sandy and West Valley to be consolidated into the West Jordan building and the West Valley courthouse would become a juvenile court facility. The current leases for juvenile court probation offices would be closed and the juvenile court probation offices would be relocated to the West Valley building. Those leases would then be reallocated to

the new Tooele County courthouse funding to assist with the payoff of bonds on the Tooele Courthouse. The request is for the Courts to use the equity in the building to exercise the option to purchase. They would need intent language during the 2005 legislature to authorize them to proceed with acquiring the facility.

Chair Jardine sought a motion on the West Valley Courthouse purchase.

MOTION: Manuel Torres moved to approve the West Valley Courthouse purchase. The motion was seconded by Cyndi Gilbert and passed unanimously.

Belle Brough, Director of Institutional Operations for the Department of Corrections, and Greg Peay, Director of Facilities, presented the request for the CUCF Education Area expansion. The Department of Corrections currently has an opportunity to partner with Snow College and the educational system to expand the educational area at the Gunnison area. By partnering with various religious organizations and Snow College, CUCF will be able to add an additional 11 classrooms to assist in accommodating the seven Snow College classrooms and add additional classes.

Greg Peay stated a program completed by DMJM outlined specific needs regarding the facility and the total expansion of 14,741sf. Since the building is being built on an existing site and adjoining existing space, the cost for the space is relatively low at approximately \$109/sf. With the addition of site constraints, the total is \$116/sf. A majority of the furnishings will be donated from the various educational programs, although there is an allocation for the furnishings. Currently Corrections seeks authorization to proceed with the fundraising and with the project once the fundraising has been accomplished.

MOTION: Manuel Torres moved to approve the CUCF Education Area Expansion. The motion was seconded by Steve Bankhead and passed unanimously.

Ron Nielsen, Wildlife Resources, discussed the Logan Fisheries Experiment Station Technical Services building which currently houses two programs in the facility including the offices for the production facility, as well as the june sucker facility and the fish experiment station. There is concern with contaminated fish in the production facility and the need for separation. The office space is also constrictive and needs to be expanded.

Mr. Nielsen explained the planning and programming of this facility and noted the actual construction would be in a few years. The funding source for planning and construction would come from the Hatchery maintenance account and those funds have been allocated for other production facilities over the next few years. DWR wished to begin planning and production now with DFCM's involvement.

Chair Jardine sought a motion on the request.

MOTION: Steve Bankhead moved to approve the Logan Fisheries Experiment Station Technical Services Building. The motion was seconded by Manuel Torres and passed unanimously.

Rosemarie Carter and John Misel presented the request for the Department of Workforce Services Richfield Employment Center. In Richfield, the Department is housed in both the regional center and an employment center due to five agencies combining in 1997. Neither of these two buildings serves the Department and all of its programs and services well and there is a critical need to offer services in Richfield at one location and reduce duplication and customer confusion. The current regional center was constructed in 1949 as a hospital and is not able to accommodate the Department's and public's needs. The employment center was originally constructed in 1985 to house eight Job Service employees and currently houses 23 individuals. In the event the Richfield Regional Center is not funded this year, DWS requested approval to proceed with a stand alone building at no cost to the State. When the Department of Workforce Services was created in 1997, it was mandated to only have one office in Richfield.

Chair Jardine stated their proposal indicated a dollar amount plus building lot and questioned if the building lot would also be allocated out of non-state funded dollars. Kenneth Nye confirmed the budget revisions included the building, the building lot, and an acre of land and totaled \$2,659,000 in non-state funds.

The total cost of the Regional Center would be \$5,043,000 of which DWS's portion would be \$2,484,000. The advantages of co-location would be lost by proceeding solitarily and would result in a somewhat higher cost. The Richfield Regional Center was unlikely to be funded this year, but the Richfield Employment Center was likely to be approved. However, this would substantially diminish the regional center concept the following year.

Keith Stepan re-iterated that the Richfield Regional Center is the first option and the Employment Center is a back-up option. The Employment Center would be located on federally owned building and land and the Regional Center would be federal/state equity. Manuel Torres questioned if there was an indication as to the funding that would be available for next year. Keith Stepan stated they hoped to achieve the \$82 million allocated last year, which covered approximately four projects.

Chair Jardine sought a motion to include that the project would be approved if the regional center was not approved under the capital development projects.

Steve Bankhead asked if DWS could postpone their request until next year and hope they would be funded. Rosemarie Carter responded if they were guaranteed funding next year,

they would retract their request and wait. However, they were concerned with having to continue waiting as priorities and administration change.

Steve Bankhead proposed postponing the vote on the project until the state funded projects were decided. Chair Jardine felt it was appropriate.

Mike Perez presented the requests for the University of Utah. Their first request was for the University of Utah Hospital Expansion West Wing and Parking Lot with a total project cost of \$87.5 million. Of that amount, \$77.5 million is the building cost and approximately \$10 million is for parking. The building is anticipated to be about 210,000sf and the sources of funds for this project will be \$32 million from foundations and donors; \$42 million from bonds; and \$13.5 million from hospital operations. The existing facility, Building 521, is the School of Medicine building and is expected to be demolished per the master plan. A year and a half ago the Eccles Critical Care Pavilion opened which removed some operations from Building 521 and the additional wing will further vacate Building 521 for its eventual demolition.

The University anticipates this building will be five levels above grade and two levels below grade and will offer several programs and services from the School of Medicine including ambulatory outpatient clinics, inpatient services, support services, ancillary and diagnostic treatments, as well as administrative services. It is consistent with their master plan and correlated with the future growth of the health sciences and the hospital. No O&M funding was requested.

The second request was for a 50,000sf building for the College of Humanities Building Phase I, with a project cost of \$11.1 million funded through private donations and university funds. The College of Humanities, the History Department and three interdisciplinary programs reside in Carlson Hall, which is a 1937 Women's Dormitory used as office space for several years. The Humanities College occupants residing in Carlson Hall are separated from the humanities core and the critical programs developed for interdisciplinary types of operations make their adjacencies of greater importance. The humanities program faculty has had an increase of 52% and a 73% increase in teaching assistants since 1989.

This project will be constructed as phase one in the Humanities Core and is consistent with the campus master plan. O&M funding was requested in the amount of \$235,000 annually due to the phase being a teaching facility.

The third request was for a 15,000sf addition for the College of Social Work. The addition would be attached to a two story existing facility, Building 26, which houses the College of Social Work including all Social Work departments and administration. In 2001, a master plan was pursued by the College to assess their facilities regarding their programs and

anticipated growth. At that time, recommendations were made to make the building space more efficient. In 2003, the College updated its master plan, yet continued to realize a need for more space resulting in the need for the project request. The College of Social Work is expanding and has a collaborative effort with the College of Law and the College of Behavioral Sciences to provide outreach programs for the community. They are providing humanitarian and training services as proposed by a goodwill initiative and this provides for services to aid the elderly and their caregivers, as well as children and adolescents. It will create unique spaces for classroom facilities with flexibility to provide services to a number in the community for training, self support, and similar items.

The project cost was approximately \$3.2 million which will be paid for by private donors as well as University funds. Because of the increase in academic space of 15,000sf, O&M funds were requested in the amount of \$79,800 once the project is constructed and in use. Mr. Perez sought questions from the Board.

Senator Beverly Evans asked for the funds to be identified for the College of Humanities Building Phase I instead of making an assertion that they are identified. She felt the Legislature desired to know how much funding was provided through private donations and the amount of selected funds. She also recommended the Fiscal Analysts Office conduct a review of the University of Utah's \$87,500,000 prior to the Legislative session to be prudent in being fiscally responsible for the debt service.

Senator Evans requested further clarification on the Natural Resources Logan Fisheries Experiment Station Technical Services Building regarding the planning money and funding. She noted the projects would be more closely scrutinized this year and would be reviewed more effectively.

Mike Perez agreed to provide detail on behalf of the University of Utah and noted the College of Humanities; \$7 million from donors was currently on hand of the \$11.1 million. Approximately \$1.6 million was pledged from donors for the College of Social Work. Mr. Perez will forward the detail for the hospital to Senator Evans and Richard Ellis at the Governor's Office of Planning and Budget.

MOTION: Manuel Torres moved to accept the University of Utah's requests for the Hospital Expansion West Wing and Parking, the College of Humanities Building Phase I, and the College of Social Work Building Addition. The motion was seconded by Steve Bankhead and passed unanimously.

Dave Miles and Rich Clark requested a Vernal Maintenance Complex on behalf of the Department of Transportation. They stated their most critical, current problem with their maintenance program pertains to the stations which house their crews and equipment. Out of 80 stations statewide, 40 stations were built in the 1950's and early 1960's and are in

very poor shape and have difficulty in accommodating the trucks and materials, are not efficiently located to the work and are located in incompatible neighborhoods. Eleven years ago, UDOT developed a plan to replace the 40 dilapidated buildings by replacing two buildings a year for 20 years. Within the first five years, 20 buildings were replaced, however over the next six years only two buildings were replaced.

Last year, UDOT present a building in Vernal to the Building Board, the Capital Facilities Committee and the Transportation Committee. After receiving approval from the Building Board and the Capital Facilities Committee, the Transportation Committee found there were not sufficient funds to proceed resulting in the need to request approval again.

The current Vernal Station is situated on 2.5 acres and seven to eight acres are needed to accommodate their programs. The current building does not accommodate their trucks and requires their storage to be outside which complicates their efforts. Approximately 20 acres has been obtained north of town for approximately \$6,000. UDOT anticipates utilizing using seven or eight acres of land for the station selling the remainder of land at a future date. The current cost of the facility is \$1.5 million for an eight bay building and includes extending utilities to the site. UDOT will also coordinate with DFCM to design a more conservative building to use as a prototype for future buildings.

MOTION: Manuel Torres moved to approve the UDOT Vernal Maintenance Complex. The motion was seconded by Kerry Casaday and passed unanimously.

Chair Jardine asked the Board for further discussion on the state funded projects before proceeding with the final ranking.

Steve Bankhead appreciated the Board's right to adjust their scores based on their own judgment. His number one priority, the Department of Human Services Developmental Center Housing, did not score well based on growth, deficiencies and alternative funding. He also questioned the Board's scoring based on the weights and if there were unintended consequences by having some objectives weighted differently and creating a greater point discrepancy than he felt was justified between some of the categories. He suggested reviewing the scoring objectives one through five with the same weighting, with the exception of funding, to see how those scores result as a valid comparison. They could then make adjustments if they desired.

Kenneth Nye had structured the spreadsheet to easily adjust the weights after the Board members had finalized their scoring to show the impact of changing the weights. Katherina Holzhauser volunteered it did not make a significant difference. She felt the Building Board had been given the directive to address existing facilities in need of repair and was very comfortable with the weights. The final points should not assign value to the project, but

should provide a prioritization.

Steve Bankhead referred to the scores pertaining to existing deficiencies on the Richfield Regional Center. Kenneth Nye explained the criteria set up under objective one were slightly more quantitative than others. The project is replacing two state owned buildings and some leased space. The substantial problems in one of the two owned buildings were diluted by the leased space and the other building not being in poor physical condition. After listening to the discussions, Mr. Bankhead felt his score for objective two for the Richfield Regional Center was low and chose to change it to a four.

Manuel Torres suggested placing the Richfield Regional Center between the current priorities four and five in hopes of being able to fund the \$2 million project out of the \$82 million. Kenneth Nye stated the \$82 million allocated last year also provided \$50 million for the Capitol, which is not included on the Board's list. Keith Stepan stated the Board's responsibility was to establish the list in a prioritized manner and the funding issues would be addressed by the Legislature.

Steve Bankhead asked for the Board's perspective on the University of Utah Marriott Library based on growth and cost effectiveness. He stated the University of Utah currently has in excess of 500,000sf of library space which translates to 20sf per student and over 200,000sf of space was built within the last eight years. The projections over the next 10-15 years indicate the University of Utah will not grow as quickly as some other higher education institutions. Spending \$70 million on the library will grant the University 14,000sf of state of the art storage. He felt the current library was serving all of its essential functions and questioned others' higher scores.

Kerry Casaday stated the Marriott Library had completed their program and design phases and the architect and contractor had been chosen. Kenneth Nye stated the Legislature authorized the project to proceed with design using the donated funds, but required the University to return to seek construction funds. Keith Stepan stated the University of Utah made a very compelling argument that they serve citizens and institutions throughout the state. Since the project dealt with the existing building, a substantial change was required in the growth score in order for a significant change in the total score because only 15% was new space. Issues will need to be reviewed within the process in the future, including the definition of analyzing growth criteria. It focuses on whether the request is appropriate based on demographics, not the need for request based on growth occurring.

Kerry Casaday stated he based his scores on his own merits and did not think each project should be compared to one another. Cyndi Gilbert and Steve Bankhead disagreed. Steve Bankhead felt this was a priority ranking process and they needed to evaluate and rank each category compared to the other project rankings.

Kenneth Nye suggested returning to the non-state funded projects while the state funded project scores were tabulated and disseminated.

Kevin Hansen, Weber State University, presented the request for the Shepard Union Building Renovation. The Union building serves as a cultural and activity center on the campus and accommodates approximately 7000 users every day. The building also houses all food service facilities, the bookstore and other essential recreation facilities.

The Union building is essentially two merged buildings with the east portion being built in 1960 and the west portion being built in 1969 along with the bridge. Renovation occurred to the bookstore in 1996 in order to provide an outside entrance. Originally the building was built for 4000 students and the current student load is approximately 18,000. The systems are failing and the space allocation is inappropriate for the student demand. A recent ISES survey identified \$8 million in maintenance and repair in order to keep the facility serviceable. They felt this would also be a considerable energy conservation benefit and reduced operating costs.

Under their proposal, the breezeway would be made usable space as part of the 12,000sf addition. The total project would be 186,816sf with 12,000sf new space and approximately 175,000sf renovated space at a total cost of \$20 million and approximately \$107/sf. Because of the location of a facility, WSU has integrated the renovation of this facility into the master plan. Every area of the building will be renovated and reconfigured to maximize the utilization of space available. There will be no increase in O&M or new programs and no state funding. The project will be funded by a student fee increase approved in a March 27, 2004 referendum. It is a graduated step increase over three years when it would then sustain itself. WSU proposed a \$20 million bond based on the student fee increase.

MOTION: Manuel Torres moved to accept the Weber State University Shepard Union Building Renovation. The motion was seconded by Steve Bankhead and passed unanimously.

Robert Brems and Greg Fitch presented the request for the Mountainland ATC/UCAT Lease Purchase in Spanish Fork and the Lease Purchase of land in Northern Utah County. Mr. Brems stated the MATC was charged with serving Utah, Wasatch and Summit Counties. Their current method of operating programs in Springville is to lease from the Nebo School District at the former Westside Elementary School. The facility is on some valuable property in Springville and the school district is now determined to sell the property. MATC will need to relocate within one year if they wish to keep their programs in Springville. Through the current lease funding, plus some additional lease funding from their budget, they wish to enter into a partnership with the Nebo School District to construct a new facility south of Spanish Fork for MATC's use. MATC would lease from the school district and include an option to purchase in the lease. The Nebo School District would use

their construction processes on the 15 acres piece of land with the intent of MATC using a majority of space. This would provide 25,000sf in partnership with the school district with an option to purchase the building in 2022. The preliminary cost estimate is \$3 million for 25,000sf.

Northern Utah County is also experiencing growth and MATC accommodates these students by operating programs in American Fork. MATC is currently leasing this facility from Alpine School District, however, they have negotiated an option to purchase the facility in 2017 and the payments for rent would then come to an end. The Legislative Fiscal Analyst's Office intent for MATC would be for the monies currently funding the lease to fund more O&M costs, which is currently partially absorbed from their budget. This facility will reach capacity within the next two to three years and they are trying to do some advance planning to accommodate their expected growth.

Three different sites have been identified. Two are in the area of the Developmental Center and Lone Peak High School. Site A would be located in Highland and site B would be on a southern adjacent piece of land in American Fork. Lone Peak is one of the largest high schools that sends students to the MATC for technical training and is also in the middle of a very rapidly growing area. Site C is located close to the Pleasant Grove interchange off of I-15 and is publicly owned by the Timpanogas Special Services District.

The contract with the Alpine School District would allow MATC to receive equity in the building due to the option to purchase agreement. They could also market the building and split the equity between MATC and the school district. The concept is to use some of their current monies to purchase approximately 20 acres on one of the three potential sites, but preferably the sites by Lone Peak High School and the Developmental Center. The preliminary cost estimate would be \$1.5 million.

Richard Ellis was uncomfortable with the process these two projects were pursuing. The lease money in their current budget was placed there two days before the last session ended. While it may have been discussed during the Appropriation Subcommittee meeting, it was not on the priority list. Now MATC was requesting a lease purchase with money in their budget. From the state's perspective, it sets a poor precedence for other agencies from a budget standpoint. Mr. Ellis was also troubled they have not had a legislative forum to have this heard as a lease purchase.

Robert Brems felt it was imperative for the Board to understand that the request for lease funding went through the full process from the MATC Board of Directors, the UCAT Board of Trustees, and the Legislative hearings. President Greg Fitch, UCAT, stated UCAT supports these particular projects and had Legislation creating the UCAT statutorily requiring ATCs to lease property rather than build buildings. It is a good business sense and an opportunity for the Board to look at partnering to develop ways to serve the

students. The growth factor clearly delineates the idea that they are growing. This project aligns with the UCAT mission and role responsibility to do economic development and create a workforce. This allows the MATC to meet statutory requirements by leasing, allows them to partner with the community and school districts, and allows them to accommodate growth potential while creating equity components.

Steve Allred asked to what extent the Legislature understood MATC would be returning to request a lease purchase when they appropriated the ongoing money last session. Mr. Brems felt the Legislature was supportive of the project and wanted a determination on the American Fork facility.

Senator Beverly Evans stated she did not realize the complexities of the proposal when it was approved last year. Although she is a strong advocate for ATCs, she did not feel comfortable with this type of approach to obtain buildings. Although the idea was creative, she was not sure it was in the best policy for decision making of the state.

Richard Ellis stated if the Legislature intended a lease purchase; it would have been included in the language in the Legislation Appropriation Act.

In reviewing the prioritizations for this year, Steve Bankhead stated the ATC's have been pushed out of contention for funding. Given the nature of the prioritization process, he wondered if the Board rejected the presented approach, if there was a realistic method for recognizing the ATC's needs. This year it appears highly unlikely that any buildings will be approved in the ATC system. He wondered if the ATC's were disadvantaged in the Board's rating system.

Kenneth Nye stated the UCAT projects are being presented with the other Higher Ed and state agencies projects and are being scored under the same criteria. The UCAT needs are driven by growth and opportunity. Under the Board's scoring process, an opportunity like Bridgerland received extra points. Lower scores would be based on the Board's perceptions and DFCM's analysis of their need relative to others' needs.

MOTION: Steve Bankhead moved to not approve these projects at this time and give the matter further consideration to determine the ramifications. The motion was seconded by Manuel Torres and passed unanimously.

The request for the Utah National Guard for four federally funded requests was presented by Colonel Craig Morgan and Ray Duda. The 85th Civil Support Team Readiness Center is expected to cost approximately \$2 million, although they hoped to complete it at about \$1.5 million. They hoped to place the Civil Support Team unit in the new Northern Salt Lake facility.

The Joint Forces Headquarters Addition was the next project. The National Guard discovered in the new force modernization of the military there has been an enhanced awareness of force protection issues. There is also a new joint requirement to combine the Army and Air Force into a joint staff.

The 19th Special Forces Armory Addition is needed because of growth.

The 117th and 120th Units need a combined readiness center. They are currently housed in an unheated cold storage supply building that has been converted to accommodate a unit.

All of the projects would cost approximately \$1.5 million as that is the federal threshold that can be included in the federal defense budget.

MOTION: Kerry Casaday moved to approve the requests of the Utah National Guard. The motion was seconded by Manuel Torres and passed unanimously.

Ken Wynn and Greg Rogers presented the requests on behalf of the Alcoholic Beverage Control. Ken Wynn stated the ABC sales were up 12.5% for the first three months compared to the first three months last year and case sales are up 11%. Their first request was for a new Downtown Salt Lake Wine Store as they have outgrown their current space and parking. The floor space does not allow for good customer service.

The second request was for an additional store in St. George. The population has grown and sales are up 44% in bottles, case sales are up 37%, and product selection is up 22% from 1998 to 2004.

The ABC is also requesting a new South Valley Store due to a 270% population increase in Herriman from 2000 to 2003 and a 234% population increase in Eagle Mountain.

The total on all of the projects is approximately \$8 million.

Keith Stepan stated last year the Board approved five projects and because of the difficulty of location of sites only one was proceeding.

MOTION: Kerry Casaday moved to approve the projects requested by the ABC.

Cyndi Gilbert asked how sites would be determined. Keith Stepan confirmed a site search with the communities and the ABC would be completed to acquire a site that fits into the zoning and has community support.

The motion was seconded by Manuel Torres and passed unanimously.

The Board and audience were distributed the Board's scoring summary. Chair Jardine opened the discussion for final prioritization.

Steve Bankhead stated if \$80 million was received for projects, approximately four priorities would be covered, including the State Capitol Renovation. Mr. Bankhead suggested moving the Developmental Center to priority one as he felt the conditions were deplorable and the center did not have a constituency or public support. This move would also clearly establish to the Legislature and to the public that the Board is willing and able to override a strict scoring system when warranted. By placing the project at number one, he did not see it compromising the likelihood of another project being done because of the size but it could easily be excluded.

MOTION: Steve Bankhead moved the Developmental Center as priority one.

Kerry Casaday agreed in theory, but based on past experience changing the ranking would not guarantee funding. He did not feel that this project was the most important project in the state.

Katherina Holzhauser agreed with Mr. Bankhead's comments from an emotional standpoint. However, the Board has a process that will be represented to other bodies. She felt this should be represented based on the objectives and include few other components. She also had several projects that she wished to see prioritized higher as statements of direction to the Legislature including the CEU Theatre and the Deaf and Blind School. From a process standpoint, she did not feel the Board should change the rankings to provide question to the overall process.

Steve Bankhead felt it was a mistake to just look at the rankings and thought funding level should be given consideration. He thought it was a mistake to not consider the realities of the budget and felt compelled to change some rankings.

MOTION: Manuel Torres moved to place the DHS Developmental Center Housing to priority three and the CUCF 288 Bed Facility to priority four. The motion was seconded by Kerry Casaday. The motion passed with four affirmative votes and one negative.

Kerry Casaday asked if it would be appropriate to ask Senator Evans to address how the Legislature determines project funding. He thought there was still a dichotomy between the Building Board's ranking and funds approved.

Senator Evans responded there were several factors for consideration this year including a new Governor, new Legislators and other unknown factors including Initiative One and the Capitol Building. She felt the Legislature had stayed relatively true to the Building Board's recommendations of prioritizations.

Keith Stepan complimented Senator Evans for all of her work in keeping the Board connected and noted the Board has tried to increase the credibility of their list based on prioritization and objectives. Regardless of the funding amount, they significantly increased their research, study, site visits and listening to the presentations.

Chair Jardine sought for a motion on priorities number one and two.

MOTION: Manuel Torres moved to place the Dixie Health Sciences Building as priority one and the University of Utah Marriott Library as priority two. The motion was seconded by Kerry Casaday and passed unanimously.

Chair Jardine noted that on the preliminary scoring, the next three all had the same ranking on the total score.

MOTION: Kerry Casaday moved to approve the remaining scores of the preliminary scoring as the final rankings with those ties scores being ranked in the order listed and including the first two motions.

Katherina Holzhauser expressed concern with this process as she wished to respect the Board of Regents ranking and the fact that Snow College and Utah State University were not in line with the Regent's rankings. She felt if the Building Board was going to override the Regent's rankings, further discussion was required.

Kerry Casaday withdrew his motion.

MOTION: Steve Bankhead moved to place the UVSC Digital Learning Center as priority five. The motion was seconded by Kerry Casaday with five affirmative votes and one negative vote.

Chair Jardine sought priority six.

MOTION: Steve Bankhead moved to place the Southern Utah University Teacher Education Center and the Department of Natural Resources Fire Management Service Facility as priorities six and seven respectively.

Katherina Holzhauser stated she wished for the Fire Management Service Facility to be ranked as priority six because of the small amount requested and the high need. Kerry

Casaday did not feel like the dollar amount was relative to their ranking. Ms. Holzhauser stated the dollar amount had decreased since their initial presentation and they had refined their proposal. Mr. Casaday stated that Southern Utah University had done a fairly decent job of lowering their amount from \$13 million to \$10 million and therefore wished to keep them as priority number six. Steven Bankhead did not think that there was any realistic possibility of getting the projects and thought they needed to revisit the projects next year when there is a possibility that one or both of them could get funded.

The motion was seconded by Cyndi Gilbert and passed unanimously.

Chair Jardine sought a motion on priority eight.

MOTION: Steve Bankhead moved for the Board to place the Courts Land Purchase for the Provo Facility as priority eight, the Richfield Regional Center as priority nine and the Snow College Library/Classroom Building as priority ten.

Katherina Holzhauser asked for the motion to be amended to not include the Snow College Library/Classroom Building as priority ten.

AMENDED MOTION: Steve Bankhead moved that the Board place the Courts Land Purchase for the Provo Facility as priority eight, and the Richfield Regional Center as priority nine. The motion was seconded by Cyndi Gilbert. The motion passed with five affirmative votes and one negative vote.

Kerry Casaday explained he did not vote to pass the motion as he felt the Richfield Regional Center and the Snow Library/Classroom Building were tied and it would be inappropriate to move one forward without having discussion on the other.

Katherina Holzhauser sought to understand why the Snow College project ranked higher than Utah State University's project on the Building Board's list and the rankings were not comparative to the Board of Regents. She asked for clarification on the differences between the rankings within the two processes. Steve Bankhead felt both scoring systems had flaws and did not feel there was a rational explanation or answer to the varied rankings other than they ought not to put blind faith in either of the scoring systems.

Kevin Walthers stated the Regents have placed a lot of emphasis in the scores on the Q&P and have adopted a list that matches the Q&P as priorities. The Regents top three priorities include the University of Utah Marriott Library, UVSC Digital Learning Center and Dixie State College Health Sciences Building. The crucial difference between the processes is that the Regents process starts primarily with the current amount of space.

Snow College rises on the Building Board's priorities and rankings as space needs are given different considerations. The Regent's driving factors include how much space institutions have, their current students and projected students in five years. Steve Bankhead asked how the University of Utah ranked so high based on those factors. Mr. Walthers responded that the amount of space and students the University currently has requires them to bring forward remodel projects to not entitle them too much space. The Regent's process does not favor growth over existing space across the system. University of Utah, Utah State University and Weber State University have been instructed to renovate their current space and bring it up to specification. With the exception of last year, UVSC has received a project every year for the last eight or nine years because their growing school required more classroom space. They have always moved to the top of the Regent's list regardless of the project requested because of their current space utilization. He thought the Board's process left out a space analysis and student analysis which was imperative to their process.

Kenneth Nye respectfully disagreed with Mr. Walthers and stated the Building Board's process did not ignore space or student FTE and both were addressed in growth rankings. Salt Lake Community College did not score as well because they did not have a firm proposal to bring forward to the Board. He did not think the Building Board had an analytical look at growth and current space versus students to the degree that the Board of Regents had, however it had not been ignored.

Kevin Walthers stated the Regent's process begins with type of space and then includes a formula to calculate the amount of space needed for each student. The institutions also recommend projects addressing their needs. The Regent's alternative funding formula is driven by a percentage and the points are based on the percentage. The Building Board scores their alternative funding weights differently. The Regents hope the Building Board would respect their set of priorities ranked one through nine and follow those priorities as the Board of Regents is charged with oversight for those areas. Mr. Walthers realized the need for the Building Board to intersperse the agency projects within their list and noted the Regents have expressed some interest in reviewing the Building Board's process as well in order to incorporate a more qualitative look in their process. Keith Stepan agreed the Boards could develop a more collective process.

Katherina Holzhauser expressed concern with Utah State University being so far down based on the need to demolish the Agricultural Science Classroom. Steve Bankhead recalled it did not score well due to the tremendous square footage increase. The scores in cost effectiveness, capacity, and critical programs did not score high either. Keith Stepan indicated there may be some subjectivity in allowing USU to demolish the existing library to create more space and need for the building.

Chair Jardine stated the University of Utah Marriott Library represented the state in libraries. He realized the importance in the need for an agriculture building on an agriculture campus.

Chair Jardine sought priority ten from the Board.

Steve Bankhead stated the UCAT UBATC/USU Vernal Campus had dropped significantly from last year.

MOTION: Manuel Torres moved to place the Snow College Library/Classroom Building as priority ten. The motion was seconded by Steve Bankhead. The motion passed with five affirmative votes and one negative.

Chair Jardine sought a motion for priority eleven.

MOTION: Steve Bankhead moved to approve the rest of the list as it stood. The motion was seconded by Kerry Casaday and passed unanimously.

Chair Jardine sought a motion on the Richfield Regional Center non-state funded proposal. Manuel Torres requested to see if the state funded request would be approved. Rosemarie Carter stated she required the intent language prior to proceeding and Keith Stepan added the project needed to be on the legislative agenda and required approval to proceed.

MOTION: Steve Bankhead moved to approve the DWS Richfield Employment Center request in the event the Richfield Regional Center is not approved this year. The motion was seconded by Kerry Casaday.

Manuel Torres asked if the DWS Richfield Employment Center could be designed a later addition of the Regional Center. Rosemarie Carter said they could explore the potential to design an expandable building.

The motion passed unanimously.

Chair Jardine stated the Capitol Preservation Board request would not be heard, but required support of their request. David Hart had indicated the Preservation Board would request \$50 million.

MOTION: Kerry Casaday moved for the Building Board to express its support for the continuation of the renovation of the State Capitol Building and suggests that the funding be addressed separately as a result of the

magnitude and duration of the project. The motion was seconded by Katherina Holzhauser and passed unanimously.

Kenneth Nye noted that each year the Building Board also recommended capital improvement funding to the Legislature. Chair Jardine stated there is a 1.1% request per statute for capital improvements.

MOTION: Kerry Casaday moved to recommend to the Legislature the 1.1% funding for the capital improvement dollars. The motion was seconded by Steve Bankhead.

Cyndi Gilbert asked if the Legislature could change the statutory amount of 1.1%. Richard Ellis responded the language in the statute allows for funding to be reduced to .9% in the case of a structural deficit. Ongoing revenues have been less than ongoing expenses and one time money has been used to cover the balance. The 1.1% has yet to be received.

The motion passed unanimously.

Kenneth Nye stated he would anticipate having the results of the Board's actions posted on the Building Board's website (<http://buildingboard.utah.gov>) the same day.

MOTION: Kerry Casaday moved to adjourn at 12:05pm.

Kenneth Nye reminded the Board that the next meeting would be held on November 17 at 9:00am and no meeting would be held in December.

The motion was seconded by Steve Bankhead and passed unanimously.

Minutes prepared by: Shannon Lofgreen



Olene S. Walker
Governor

Utah State Building Board

4110 State Office Building
Salt Lake City, Utah 84114
Phone (801) 538-3018
Fax (801) 538-3267

MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan
Date: November 17, 2004
Subject: **Approval of Five-Year Plan**

Recommendation:

DFCM recommends the attached Five-Year Plan for the Board's consideration and approval.

Background:

State law requires the Building Board to update its Five-Year Plan each year for inclusion in the Board's Five-Year Building Program publication. DFCM has the role of assembling information about the future needs of state agencies and developing a draft plan for consideration by the Board.

DFCM requested agencies and institutions to submit a five-year plan for their facility needs along with their current capital development requests in August. As some entities did not submit a five-year plan, DFCM also considered project requests that were submitted to DFCM but not presented to the Board and other future needs that DFCM was aware of through discussions with the agencies and institutions or from last year's Five-Year Plan.

Since the Board has not held hearings for all projects that are requested to be considered in the Five-Year Plan, DFCM has developed a proposed Five-Year Plan for consideration by the Board. It should be noted that the proposed plan uses an optimistic assumption regarding the level of funding that will be available each year. If actual funding levels are less than assumed, some projects will be pushed back to later funding years. The proposed Five-Year Plan was developed as follows.

1. As was done last year, the first two years of the proposed plan consist of the priority list that the Board approved in October. These projects are split between the two years.
2. The order of projects listed for FY2006 and FY2007 reflects the Board's priority as determined in October. For the remaining three years of the plan, the projects are grouped by year but no priority within the year is suggested. In these years, the projects are listed alphabetically by agency/institution.
3. The current funding requirement for capital improvements at the level of 1.1% of replacement cost was included in each year.

4. The proposed plan for FY2008, FY2009 and FY2010 was developed based on the priority indicated by the agency or institution and DFCM's understanding of the relative urgency and criticality of the projects.
5. For the last three years of the plan, detailed programs and budgets have not been developed so it is likely that the amount of these requests will be modified in the future.
6. The increased state O&M cost is listed for the first two years only as the remaining projects have not yet received adequate review to estimate the O&M cost.
7. The statement of support for the State Capitol Building Renovation that was approved in October is included on the first page of the proposed Five-Year Plan.

A list of the "Other Funds" capital development projects which the Board approved for consideration by the Legislature is also attached. This list has been updated to reflect new information provided at the meeting. DFCM is still resolving questions about the O&M costs for some of the projects and any changes will be provided at the meeting.

FKS:KEN:sll

Attachment

**Utah State Building Board
Five Year Building Plan
State Funded Capital Development Requests**

Building Board Rank	Agency/Institution	Project	State Funds Requested	Total Project Budget	Increased State O&M
<u>FY2006</u>					
	All Agencies/Institutions	Capital Improvement Funding	59,994,000	59,994,000	N/A
1	Dixie State College	Health Sciences Building	15,743,000	18,326,000	413,100
2	UofU	Marriott Library Renovation & ASRS	48,488,000	71,188,000	480,000
3	Human Services	Developmental Center Housing	2,575,000	2,575,000	83,300
4	Corrections	CUCF 288-Bed Facility (Gunnison)	14,600,000	14,600,000	187,700
5	UVSC	Digital Learning Center	37,750,000	37,750,000	955,700
6	SUU	Teacher Education Center	10,000,000	10,000,000	242,500
7	Natural Resources	Fire Management Service Facility	694,000	694,000	N/A
8	Courts	Land Purchase for Provo Juvenile Court	225,000	300,000	20,000
9	Multi-Agency	Richfield Regional Center	5,043,000	7,527,000	167,000
Total FY2006			\$ 195,112,000	\$ 222,954,000	\$ 2,549,300

State Capitol Building Renovation

The Building Board expresses its support for the continuation of the renovation of the State Capitol Building and suggests that the funding be addressed separately as a result of the magnitude and duration of the project and the Capitol's unique governance structure.

Building Board Priority

The projects listed for FY2006 and FY2007 were heard in detail by the Building Board and are listed in the order of the Board's recommended priority. The projects listed for FY2008, FY2009 and FY2010 are grouped by the proposed funding year and are not prioritized within the funding year. They are listed in alphabetical order by agency or institution within each fiscal year. Operations and maintenance costs and other funding sources are not estimated for these projects.

Annual Funding Level

The Building Board recognizes that the total state funding required for the prioritized projects that are listed in FY2006 and FY2007 is significantly more than is likely to be funded. It is anticipated that this will result in some of these projects extending into later years. It is also likely that some of the projects identified for FY2008 will likely be prioritized ahead of some of the FY2007 projects in future Five Year Plans.

**Utah State Building Board
Five Year Building Plan
State Funded Capital Development Requests**

Building Board Rank	Agency/Institution	Project	State Funds Requested	Total Project Budget	Increased State O&M
<u>FY2007</u>					
	All Agencies/Institutions	Capital Improvement Funding	59,994,000	59,994,000	N/A
10	Snow College	Library/Classroom Building	14,237,000	19,337,000	488,900
11	Ut. College of Applied Tech.	BATC Bourns Building Purchase	3,550,000	3,550,000	296,800
12	Natural Resources	Midway Hatchery Restoration	4,800,000	7,200,000	194,100
13	Ut. College of Applied Tech.	UBATC/USU Vernal Campus	10,788,000	13,485,000	333,700
14	Utah State University	Agricultural Science Classroom	57,237,000	57,237,000	1,160,400
15	Board of Education	Replace Deaf & Blind Conner Street	13,608,000	13,608,000	374,500
16	Weber State University	Buildings 1 & 2 Replacement	21,001,000	21,001,000	233,800
17	College of Eastern Utah	Fine Arts Complex	13,976,000	14,976,000	284,100
18	Natural Resources	Price Region Office	2,350,000	2,600,000	N/A
19	Board of Education	Buffmire Rehabilitation Center Annex	7,029,000	7,029,000	N/A
20	Salt Lake Comm. College	Millcreek Center Replacement	6,000,000	6,000,000	219,000
Total FY2007			\$ 214,570,000	\$ 226,017,000	\$ 3,585,300
<u>FY2008</u>					
	All Agencies/Institutions	Capital Improvement Funding	60,000,000		
	Corrections	CUCF Housing Unit	16,000,000		
	Courts	Washington County Courthouse	25,000,000		
	Dixie State College	Whitehead Student Services Center	14,000,000		
	Human Services	Juvenile Justice Services - Weber Detention	8,000,000		
	Natural Resources	State Park Campgrounds	4,000,000		
	University of Utah	Orson Spencer Hall Renovation	24,000,000		
	Ut. College of Applied Tech.	Davis ATC High Tech Building	13,000,000		
	Utah State University	Campus Farms Relocation	11,000,000		
Total FY2008			\$ 175,000,000		

**Utah State Building Board
Five Year Building Plan
State Funded Capital Development Requests**

Agency/Institution	Project	State Funds Requested
<u>FY2009</u>		
All Agencies/Institutions	Capital Improvement Funding	60,000,000
Corrections	CUCF Housing Unit	14,000,000
Courts	Ogden Juvenile Court	15,000,000
Human Services	Developmental Center Facility Conversions	5,000,000
Salt Lake Comm. College	Visual Arts and Design Bldg. at South City	16,000,000
Southern Utah University	Business Building Addition	4,000,000
University of Utah	Building 036 Facility Adaptation	4,000,000
Ut. College of Applied Tech.	Mountainlands ATC North Utah County Campus	11,000,000
Utah State University	Biology/Natural Resources Renov./Addition	25,000,000
Utah Valley State College	Student Academic Support Building	18,000,000
Weber State University	Davis Campus Classroom Building	18,000,000
Total FY2009		<u>\$ 190,000,000</u>
 <u>FY2010</u>		
All Agencies/Institutions	Capital Improvement Funding	60,000,000
Corrections	CUCF Housing Unit	14,000,000
Dixie State College	Information Commons	17,000,000
Human Services	Juvenile Justice Services - Cedar Expansion	3,000,000
Multi-Agency	Brigham City Regional Center	5,000,000
Natural Resources	Bear Lake East Side Development	4,000,000
Salt Lake Comm. College	Classroom Building at Redwood Campus	19,000,000
University of Utah	East Campus Central Plant	5,000,000
Utah College of Applied Tech.	Ogden/Weber ATC Health Technology Building	10,000,000
Utah Valley State College	Fine and Performing Arts Building	45,000,000
Total FY2010		<u>\$ 182,000,000</u>

FY06 "Other Funds" Capital Development Requests
Building Board Recommendation
October 21, 2004

Agency/Institution	Project	Total Project Cost
Courts	West Valley Courthouse Purchase	No Cost
UDOT	Vernal Maintenance Complex	\$ 1,457,000
Corrections	CUCF Education Area Expansion	\$ 2,263,000
Natural Resources	Logan Fisheries Exp Stn. Tech Serv. Bldg.	\$ 688,000
Workforce Services	Richfield Employment Center	\$ 2,659,000 (a)
University of Utah	Hospital Expansion - West Wing & Parking	\$ 87,500,000
University of Utah	College of Social Work - Building Addition	\$ 3,250,000
University of Utah	New Humanities Building Phase I	\$ 11,100,000
Weber State University	Union Building Renovation	\$ 20,000,000
Alcoholic Beverage Control	Downtown SLC Wine Store	\$ 3,221,000
Alcoholic Beverage Control	Additional St. George Store	\$ 2,323,000
Alcoholic Beverage Control	Additional Store in Southwest SL County	\$ 2,323,000
Utah National Guard	85th Civil Support Team Readiness Center	\$ 2,068,000
Utah National Guard	Joint Forces Headquarters Addition	\$ 1,460,000
Utah National Guard	19th Special Forces Armory Addition	\$ 1,500,000
Utah National Guard	117th Util Det/120th QM Det Readiness Center	\$ 1,500,000
TOTAL		\$ 176,152,359

(a) This space need is also addressed as part of the Richfield Regional Center project that is included on the Building Board's list of state-funded capital development projects as priority # 9. The Building Board supports consideration of the Workforce Services request as an "Other Funds" project if the Richfield Regional Center project is not funded by the Legislature.



Olene S. Walker
Governor

Utah State Building Board

4110 State Office Building
Salt Lake City, Utah 84114
Phone (801) 538-3018
Fax (801) 538-3267

MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan
Date: November 17, 2004
Subject: **Approval of Additional Other Funds Projects**

Recommendation:

DFCM recommends that the Board reconsider its action from the October meeting when it did not approve the inclusion of the Mountainlands ATC lease/purchase in Southern Utah County on the Board's list of recommended Other Funds projects.

Background:

In the October 21 meeting, the Board chose to not recommend the two lease/purchase proposals from MATC after concerns were raised by Richard Ellis regarding the process that had been followed in pursuing these requests. Subsequent to the Board meeting, a meeting was held to address these concerns. Attendees included GOPB Director Richard Ellis, UCAT President Greg Fitch, MATC Campus President Rob Brems, and DFCM.

After discussing the issues, agreement was reached that the MATC lease/purchase proposal for Southern Utah County should be submitted to the Board for its reconsideration. A copy of this request is attached. The proposal involves a cooperative arrangement with Nebo School District whereby the District will finance, acquire land, and construct a facility to replace those that MATC is currently leasing from the District. MATC will enter into a lease/purchase agreement with the District whereby MATC will accrue equity as lease payments are made and title will transfer at the end of the lease. If there is a need for MATC to vacate the facility during the lease term, the District will either purchase MATC's equity in the property or cooperate with MATC to sell the property with the proceeds shared based on equity positions.

Richard Ellis and DFCM will provide further information about this discussion and representatives of UCAT will be available for any questions.

UCAT has determined that it will not pursue further consideration this year of its other lease/purchase proposal for land in Northern Utah County.

FKS:KEN:sl

Attachment

**Capital Development Project
Non-State Funded Request
FY2006**

Agency/Institution: **Mountainland Applied Technology College / UCAT**

Project Name: **MATC - South Utah County Applied Technology Facility**

Preliminary Cost Estimate: **\$3,000,000**

Total Project Space (Gross Square Feet) **25,000**

New Space (Gross Square Feet) **25,000**

Remodeled Space (GSF) **n/a**

Space to be Demolished (GSF) **n/a**

Increase in State Funded O&M **\$0**

No state O&M will be requested. MATC will fund O&M from existing sources.

New Program Costs **\$0**

New, non-state funded space obtained through a lease-purchase agreement between MATC and the Nebo School District will replace leased space in Springville.

New FTEs Required **0**

Programs are already in operation in South Utah County

Sources of Funding **\$250,000/yr**

MATC/UCAT was provided this ongoing amount by the 2004 Legislature to enter into a lease-purchase agreement for a South Utah County MATC facility

Existing Facility:

Current programs are housed in space MATC leases from the Nebo School District. The District is marketing that property and relocation is necessary.

Project Description:

Nebo School District and MATC have located property for a new applied technology college facility in Spanish Fork. The facility will be constructed on that property by the District. MATC and the District will develop and enter into a 20-year lease-purchase agreement which will gradually transfer ownership to MATC in 2024.

Planning/Programming:

Programming and planning are being accomplished through Nebo School District.

Site and Infrastructure:

Site for this project is approximately 13 acres within Spanish Fork City owned by the Nebo School District. Spanish Fork is centrally located to population centers in Southern Utah County. All utilities are available to the site.

Justification/Business Plan:

Mountainland Applied Technology College is charged with providing open-entry, open-exit, competency-based applied technology education to the citizens of Utah, Wasatch and Summit counties. Target clientele is high school-age youth as well as adults seeking preparation to enter the workforce. The South Utah County area (also the area served by the Nebo School District) is one of the fastest-growing portions of our service regions.

With the current length of time necessary to obtain state-funded capital facilities (5-7 years) MATC's desperately needed services in southern Utah County will be seriously curtailed. Thousands of students in that area will be denied applied technology education services and workforce training opportunities.

Through the combined efforts of the MATC and the Nebo School District, area legislators have already secured ongoing lease funds for MATC to secure space. Obtaining this space through a lease-purchase process and using the District's ability to borrow capital at optimum interest rates will save the taxpayers millions of dollars.

Photographs and Maps:

(See subsequent pages)

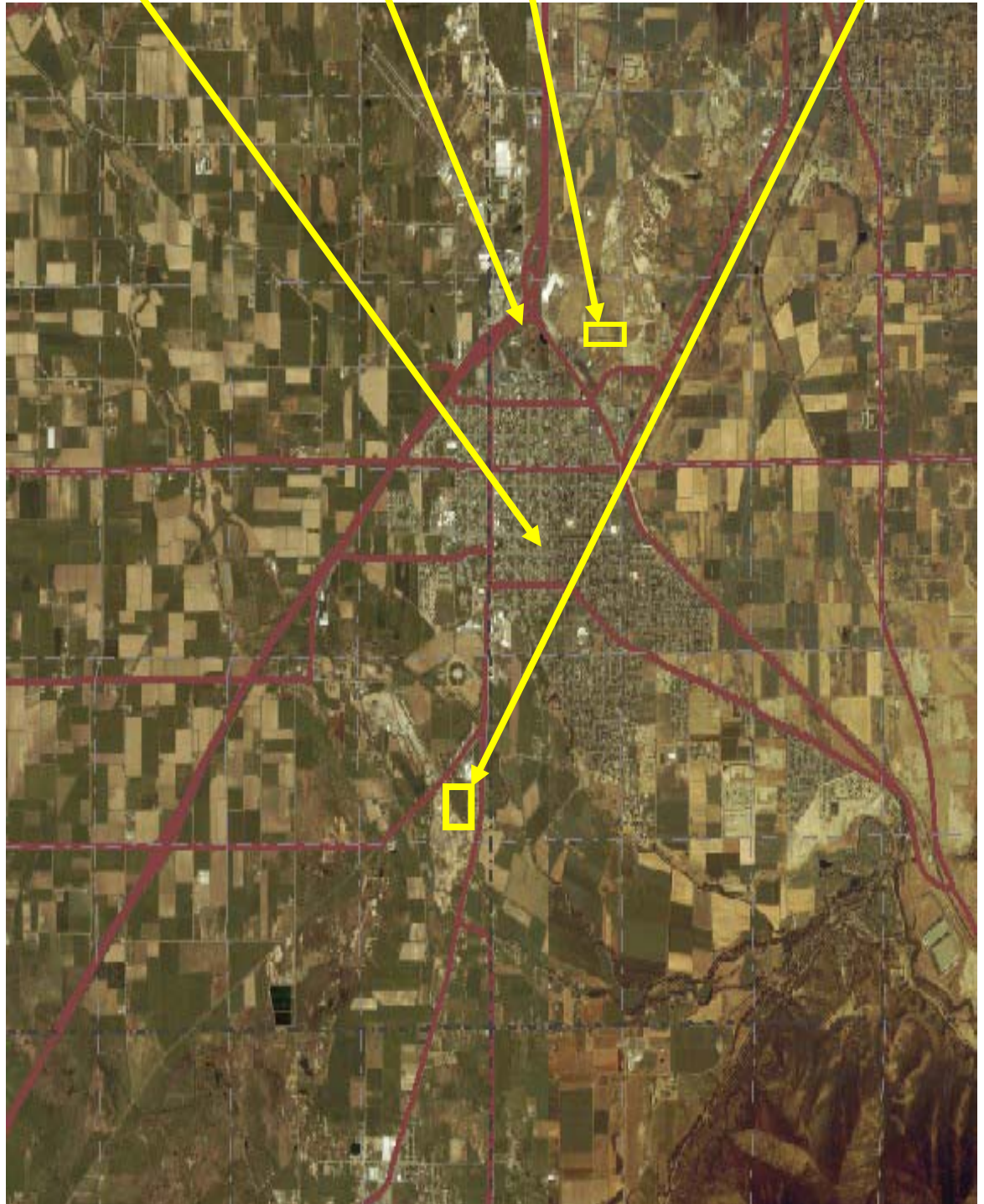
**Mountainland Applied Technology College
South Utah County Facility – Potential Sites**

Intersection of I-15 and US 6 (to Price)

Potential Site #1 – 13 acres

Spanish Fork City

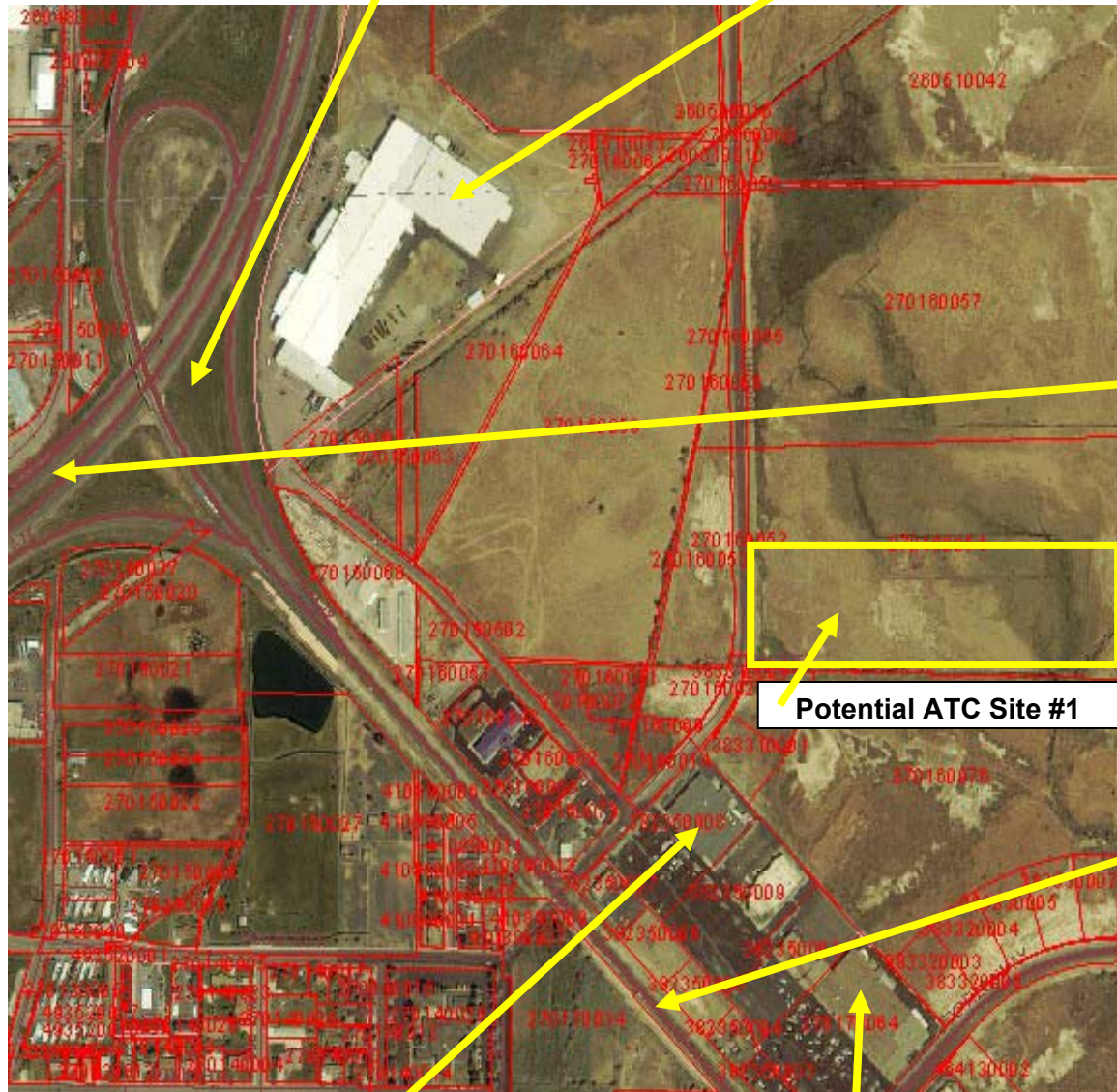
Potential Site #2 – 12.7 acres



Potential Site #1

I-15 and US 6 Interchange

Alcoa Building



I-15

Potential ATC Site #1

North ↑

US 6

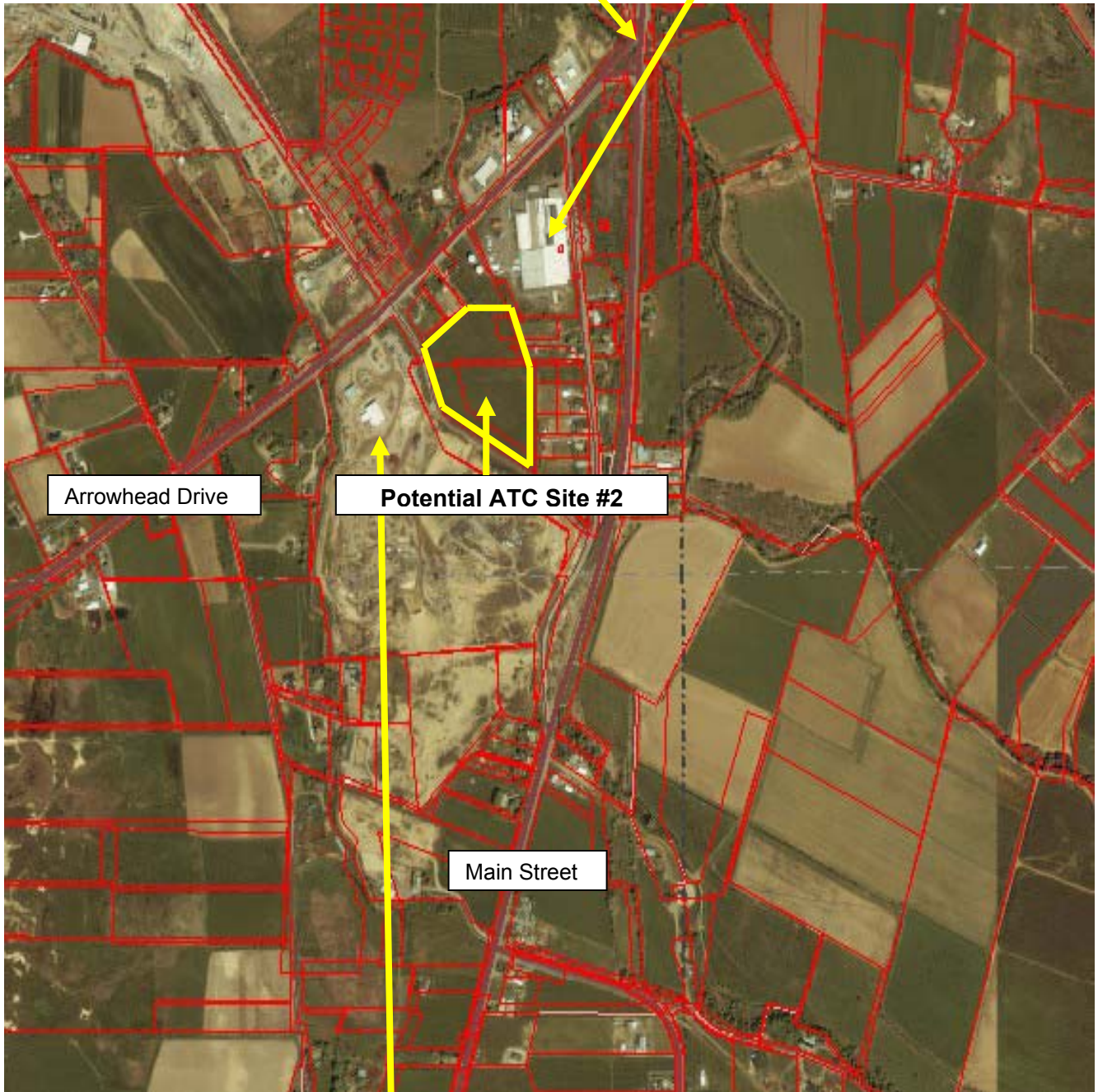
Food 4 Less Building

K Mart Building

Potential Site #1

Intersection of Spanish Fork Main Street
and Arrowhead Drive (connects to I-15)

Old Del Monte Cannery
(potential for using some space)



Arrowhead Drive

Potential ATC Site #2

Main Street

HE Davis Construction Co.

North ↑



Olene S. Walker
Governor

Utah State Building Board

4110 State Office Building
Salt Lake City, Utah 84114
Phone (801) 538-3018
Fax (801) 538-3267

MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan
Date: November 17, 2004
Subject: **Legislative Report on Revenue Bonding**

Staff will discuss with the Board the attached report on revenue bonding that was presented to the Executive Appropriations Committee in September. The report addresses all types of revenue bonds including lease revenue bonds issued by the State Building Ownership Authority primarily for state agencies as well as revenue bonds issued by the Board of Regents for higher education projects. The report provides insights into the legislature's perspective of these financing methods that are proposed for some of the projects recommended by the Board.

FKS:KEN:sl

Attachment

**Revenue Bonding
by the
State Building Ownership Authority
and the
State Board of Regents**

September 14, 2004

**Report to the Executive Appropriations Committee
Of the Utah State Legislature**

**Prepared by
The Office of the Legislative Fiscal Analyst**

Steve Allred

Executive Summary

All revenue bonds must be approved by the Legislature. As the state grows there will continue to be a need to build space for higher education, state agencies and recreation activities. Revenue bonds are an appropriate financing mechanism so long as they are tied to a suitable funding source that represents a user fee. Legislative concern arises when agencies request conversion of lease obligations into bond payments, but recent history indicates that few projects of this type have been approved.

While revenue bonds may not generally be examined as closely as general obligation bonds, the expression of legislative concern—and the rejection of key projects—indicates that revenue bond projects receive legislative scrutiny. During the 2004 General Session the Legislature divided bond issues into a general obligation facilities bond, a transportation bond and a revenue/lease revenue bond. This seemed to allow more floor time to focus on each type of bond and the projects associated with each bill. Given that all revenue bonds must earn legislative approval, it seems that current levels of oversight ensure that future projects truly meet state needs and are appropriate for taxpayer funding.

Policy Recommendations

The Analyst recommends that the Legislature adopt the following policies in considering new capital facilities:

1. Require all appropriation subcommittees to more closely scrutinize agency leasing. This information can be included for subcommittees as the Legislative Fiscal Analyst prepares annual budget recommendations.
2. Require the Capital Facilities Committee to make a motion for approval of all revenue bonds with notification to be sent to committees overseeing operating budgets to ensure that this meets the mission of the requesting agency.
3. Continue the process of writing a separate bill for revenue bond authorizations. This allows more time for floor consideration of each project and should lead to a more informed decision by the full legislature.

Introduction

The State of Utah primarily issues three types of debt to finance capital facilities:

- **General obligation (G.O.) bonds** carry the “full faith and credit” of the state and are backed by a pledge to raise taxes to meet debt service needs in the unlikely event that the state budget falls short of needed funding levels.
- **Lease revenue bonds** are backed by lease payments from various state agencies to the State Building Ownership Authority (BOA). Agencies may fund lease payments from court fees, restricted accounts, federal funds, profits on sales, or from a transfer of embedded lease payments. The chief characteristic of a lease revenue bond is that the BOA is able to demonstrate debt service coverage by collecting lease payments.
- **Revenue bonds** are similar to lease revenue bonds in that a revenue stream is pledged for debt services. The distinction is that a revenue bond does not have a physical asset as security, but is funded from a dedicated income stream such as net income on student loan administration, hospital revenue, profits from retail operations (i.e., university bookstores) or payments from an auxiliary service (such as dormitories and parking).

During the 2004 General Session the Legislature expressed concern regarding the process by which lease revenue bonds are approved and focused specifically on the use of lease payments to leverage support for revenue bond financing. This report will address the following questions in response to legislative concerns:

1. How does the state use revenue bonds and lease revenue bonds?
2. How much revenue bond and lease revenue bond debt is carried by the state?
3. Is the approval process for revenue bond and lease revenue bond projects substantially different from the process for general obligation or cash projects?
4. Is the level of legislative oversight sufficient to ensure appropriate use of revenue bonds and lease revenue bonds?

How does the state use revenue bonds and lease revenue bonds?

The state uses revenue bonds for a variety of purposes. Examples include replacement stores for the Department of Alcohol Beverage Control (DABC), student centers on college and university campuses, capital for student loans and state office space.

The terms *revenue bond* and *lease revenue bond* are often used interchangeably in discussions regarding approval of new projects. Although the difference from a policy perspective is not great, there are subtle differences in what each term means.

Revenue bonds (used mostly by higher education) rely on revenue streams created by fees, tuition, or auxiliary (i.e., bookstore) profits. The state Building Ownership Authority¹ (BOA) issues *lease revenue bonds* for the facilities that it finances. The BOA issues bonds primarily for state office buildings (including regional centers) and DABC stores but also carries notes for courthouses, golf courses, and a hospital at the University of Utah. All of these bonds are technically *lease revenue bonds* in that the BOA collects rent from the user agency. In reality, though, most of the “lease” payments are funded from a revenue source: green fees, patient payments, court fines, or liquor sales. In effect, the BOA obtains financing, constructs or purchases a facility, then leases the facility to the user agency.

*Lease Conversions
are rare*

Over the past few years the primary focus of legislative concern seems to focus not on the DABC, court or hospital bonds but rather on requests to fund regional centers and state office buildings using existing lease payments as the “funding source.” Utah Code actually directs the BOA (and DFCM as its staff) to seek opportunities to convert leased space to owned space by declaring that

(3) the state is renting space for state bodies in privately owned buildings with funds which could more efficiently and economically be put to use toward the purchase and acquisition of facilities by the state;

(4) in order to provide for a fully adequate supply of office space, related facilities, other governmental facilities, and property at the lowest possible cost, this Legislature should establish a State Building Ownership Authority for the purpose of financing, owning, leasing, operating, or encumbering such facilities to meet the needs of the state government and to serve the public welfare;²

¹ UCA 63B-1-304

² UCA 63B-1-302

While the Legislature realizes that long term space is cheaper when owned, agencies pledging lease payments as a funding source for debt service may leave the impression that leases are revenue sources. This seems to have become more prevalent as interest rates dropped to historic lows, allowing agencies to leverage the cost of leases into requests for new owned space. However, perception that lease revenue projects are growing may come from a combination of denied requests (which attract attention), the Building Board's unprecedented request for three new regional centers (St. George, Ogden and Logan) in both the 2003 and 2004 general sessions, and a couple of high profile leases that required legislative attention over the past two years.

How much revenue bond and lease revenue bond debt is carried by the state?

As noted above, all BOA bonds are considered “lease revenue” bonds, even if proceeds come from rates, fees or profits.

Utah State Building Ownership Authority Lease Revenue Bonds				
	<i>Outstanding as of 6/30/1995</i>	<i>Outstanding as of 6/30/2003</i>	<i>Original Issue</i>	<i>Principal Due After Refunding</i>
2003 LR and Refunding Bond (2005-2015) (FY04)			\$22,725,000	
2001C LR Bond (2005-2021)		\$30,300,000	\$30,300,000	
2001B LR Bond (2002-2024)		\$25,750,000	\$25,780,000	
2001A LR Bond (2005-2021)		\$69,850,000	\$69,850,000	
1999A LR Bond (2001-2021)		\$8,835,000	\$9,455,000	
1998C LR Refunding Bond (2000-2019)		\$104,910,000	\$105,100,000	
1998B LR Bond (2005)		\$28,978,000	\$23,091,000	
1998A LR Bond (1999-2020)		\$16,565,000	\$25,710,000	
1997A LR Bond (1999-2018)		\$3,510,000	\$4,150,000	
1996B LR Bond (1999-2013)		\$12,550,000	\$16,875,000	
1996A LR Bond (1999-2007)		\$7,455,000	\$44,725,000	\$14,375,000
1995A LR Bond (1996-2005)		\$15,435,000	\$93,000,000	\$31,075,000
1994A LR Bond (1995-2005)	\$30,615,000	\$3,700,000	\$30,915,000	\$11,440,000
1993B LR Bond (1995-2014)	\$7,910,000	\$5,430,000	\$8,160,000	
1993A LR Bond (1995-2013)	\$6,020,000	\$3,965,000	\$6,230,000	
1992B LR Bond (1994-2011)	\$1,330,000	\$860,000	\$1,380,000	
1992A LR Refunding (1993-2011)	\$24,535,000	\$15,785,000	\$26,200,000	
Total Outstanding CAFR 6/30/95	<u>\$70,410,000</u>			
Total Outstanding CAFR 6/30/03		<u>\$353,878,000</u>		

Source: Utah Division of Finance

BOA debt is at an all time high, but this is due in large part to the convergence of several unique issues that have driven bond balances higher. The table above shows outstanding debt in FY 2003 at more than \$353 million. However, approximately \$200 million of that amount is from issues related to the Olympics, the University of Utah Hospital and the Matheson Courthouse. A full list of projects and outstanding balances can be found in Appendix A following this report.

Utah State Building Ownership Authority Lease Revenue Bonds		
<i>Selected Projects</i>		
	<i>Outstanding as of 6/30/2003</i>	<i>Original Issue</i>
UofU Clinical Research Hospital Project	\$30,300,000	\$30,300,000
UofU Clinical Research Hospital Project	\$69,850,000	\$69,850,000
UofU Student Housing for Athletes 2003 Olympics	\$28,978,000	\$23,091,000
UofU Huntsman Cancer Inst.	\$12,550,000	\$16,875,000
SL Courts	\$58,777,428	\$70,840,000
	<u>\$200,455,428</u>	<u>\$210,956,000</u>

Source: Utah Division of Finance

The entities with the largest amount of debt have no relationship to state facilities. The Utah Housing Corporation carries \$1.2 billion in bonds used to assist with home purchases.³ The State Board of Regents carries \$1.3 billion in bonds to finance student loans under the auspices of the Utah Higher Education Assistance Authority.⁴ Both of these programs borrow money and lend it to users at a slightly higher rate, using the difference to fund operations and ensure that obligations can be met.

In addition, colleges and universities fund auxiliary facilities, hospitals and student centers through revenue bonds that are backed by student fees or enterprise revenue. These bonds often pledge facilities and revenue streams as collateral. The following table shows higher education's outstanding revenue bond debt as of June 30, 2003:

USHE Outstanding Revenue Bond Debt			
	<i>Maturity</i>		<i>Outstanding</i>
	<i>Date</i>	<i>Original Issue</i>	<i>June 30, 2003</i>
University of Utah	2006-2027	\$307,640,000	\$241,036,000
Utah State University	2003-2020	72,935,000	44,565,000
Weber State University	2003-2031	20,995,000	17,525,000
Southern Utah University	2014-2023	20,545,000	15,745,000
Utah Valley State College	2011-2014	19,565,000	17,830,000
Dixie State College of Utah	2010-2023	10,790,000	9,065,000
College of Eastern Utah	2022	1,250,000	1,070,000
Salt Lake Community College	2004-2016	23,205,000	15,085,000
Total - USHE		<u>\$476,925,000</u>	<u>\$361,921,000</u>

Source: Utah Division of Finance CAFR

³ Utah Division of Finance *Comprehensive Annual Financial Report for the Fiscal Year Ended June 30, 2003*; p. 181-182.

⁴ *Ibid*, p. 182-183.

Revenue Bonds are not general obligations

Whether the bonds are for low income housing assistance, new liquor stores or central court facilities, most state revenue bonds are not general obligations on the state:

In the opinion of the bond counsel, the revenue bonds are not a debt, liability, or general obligation of the State of Utah and, therefore, do not impair the legal borrowing capacity of the State.

The enabling legislation for bonds issued by the State Board of Regents (with respect to the Student Assistance Programs), the Utah State Building Ownership Authority, and the Utah Housing Corporation requires or permits these entities to establish debt service reserve funds as reserves for those bonds. The State Financing Consolidation Act also permits the State to establish debt service reserve funds as reserves for obligations issued under that Act. Such reserve funds should be funded to the maximum amount allowed by Federal or statutory law. Should those reserve funds ever fall below their required levels, an appropriation may be sought from the Legislature to cover the deficit. The Legislature may, but is not required to, make such an appropriation. Bonds issued with these types of reserve funds supported by the State are referred to herein as “State Reserve Fund Moral Obligation Bonds.”

As of June 30, 2003, the Utah Housing Corporation, the State Board of Regents, and the Utah State Building Ownership Authority have never failed to pay when due the principal of and interest on any State Reserve Fund Moral Obligation Bonds. The reserve funds for the various State Reserve Fund Moral Obligation Bonds have never been below their respective debt service reserve fund requirements. Therefore, to date no appropriation has ever been requested from the Legislature.⁵

⁵ Ibid, p. 179.

Is the approval process for revenue bond and lease revenue bond projects substantially different from the process for general obligation or cash projects?

There is no doubt that the approval process is different for projects seeking funding from a revenue bond when compared to funding for projects from state funds. Whether funded through cash or general obligation debt, the Legislature is limited by statute, policy and budget for state funded projects.⁶ Funding for revenue bonds assumes debt service from a source of funding that is already embedded in an agency budget or will be outside the typical appropriation process as a dedicated credit or restricted fund. However, funding sources embedded in a budget or from restricted funds impact overall budget policy. For example, the Department of Alcoholic Beverage Control (DABC) returns profits to the General Fund, so debt service obligations drain funds available for general appropriation. Projects funded through restricted funds or by college funds limit flexibility in agencies and institutions, potentially creating a need for additional appropriations from the General Fund.

Over the past three legislative sessions, Legislators and the members of the Capital Facilities committee expressed increasing concern over the level of revenue bonds, especially those pledging lease obligations as a “funding source.” Much of this focus was on state agencies, largely due to the issues involving the request for regional centers in St. George, Ogden and Logan. These centers would have consolidated various state agencies into a single location. In the 2003 General Session Legislators expressed concern over the issue of moving agencies from leased space that was built-to-suit and privately owned, contributing property tax money to the county. At that time, none of the three projects were approved and the St. George project was ultimately abandoned. In 2004 the Legislature approved the Ogden facility as part of a solution to inadequate space that would save state taxpayers over the long run. The Logan project did not gain approval due to concerns that the new facility would not only lead to a loss of property tax from removal of private ownership, but also because the proposed project required an increase in funding to maintain the buildings.

The Analyst believes recent concerns that state agency office space is growing through the revenue bond process is largely unfounded. The Legislature appears to be more aware of the process than ever before and has approved only four lease revenue bond projects since 1996 (see “LR Bond” column in the table on the following page). The Public Safety project is funded from a restricted fund, and two of the projects were approved in the 2004 General Session (funding the Ogden Regional Center and the purchase option on a facility in Moab).

⁶ State funded projects generally refers to those projects funded with General Fund, Uniform School Fund or Income Tax.

State Office Buildings Funded Since 1988				
Project	Year	LR Bond	GO Bond	
Public Safety - West Valley Driver License Office	2003	\$1,242,000		
Corrections and Pardons Office Building	1999	6,518,000		
Murray Highway Patrol Office	1998			\$2,300,000
Clearfield Office Building Addition (DWS)	1998			2,780,000
Human Services - Vernal Addition	1996	857,600		
St. Library/Visually Disabled	1996	14,299,700		
Human Services - Administration Bldg. Purchase	1996	7,400,000		
Natural Resources Building	1994	10,600,000		
Environmental Quality Office Buildings & Land	1994	8,300,000		
Two Human Services Field Offices	1994	9,000,000		
Corrections Office Building	1994	6,800,000		
Board of Education Office Building	1993	7,200,000		
DHS/DWS Office Bldg. 1385 S. State, SLC	1993	5,625,000		
Tax Commission Building	1992			14,224,000
DHS Clearfield Office Purchase	1991			960,000
Employment Security - Administration Office	1988	16,816,000		
Employment Security - Metro Office	1988	3,428,500		
Employment Security - Midvale Office	1988	3,350,900		

Source: Division of Facilities Construction and Management

In the 2003 General Session⁷ and during the 2003 interim⁸ the Analyst reported to the Legislature on leasing policy. Part of the reporting included a concern that appropriation subcommittees may not fully consider the impact of agency leases. Leasing is appropriate for dynamic agencies (i.e., DWS, UCAT, community colleges) that see regular mission changes or changing clientele over short periods of time. However, many stable agencies with growing missions (i.e., DNR, Highway Patrol) find it difficult to compete for needed space against colleges and universities for state funding or G.O. bonding. The answer in the past has been to leverage lease payments so that taxpayers will own the building in the future and save long-term costs. So long as there is sufficient oversight, this policy will remain sound and provide a balance between the need for space and the utility of owning versus leasing.

⁷ Walthers, Kevin (2003). *FY 2004 Budget Recommendation: Capital Budget*. Salt Lake City, Utah: Office of the Legislative Fiscal Analyst

⁸ Walthers Kevin (2003). *Report on Leasing*. Salt Lake City, Utah: Office of the Legislative Fiscal Analyst.

Is the level of legislative oversight sufficient to ensure appropriate use of revenue bonds and lease revenue bonds?

The fact that all revenue bonds must be approved by the Legislature is a strong deterrent to abuse of the system. As the state grows there will continue to be a need to build space for higher education, state agencies and recreation activities. The Analyst believes that revenue bonds are appropriate so long as they are tied to a funding source that represents a user fee. Agencies seeking to convert leases to purchases should receive higher scrutiny, but a blanket policy to prevent such conversions likely will result in unintended future consequences.

The expression of legislative concern – and the rejection of key projects – indicates that revenue bond projects receive legislative scrutiny. During the 2004 General Session the Legislature divided bond issues into a general obligation facilities bond, a transportation bond and a revenue/lease revenue bond. This seemed to allow more floor time to focus on each type of bond and the projects associated with each bill. Given that all revenue bonds must earn legislative approval, it seems that current levels of oversight ensure that future projects truly meet state needs and are appropriate for taxpayer funding.

Recommended Legislative Policy

The Analyst recommends that the Legislature adopt the following policies in considering new capital facilities:

1. Require all appropriation subcommittees to more closely scrutinize agency leasing. This information can be included for subcommittees as the Legislative Fiscal Analyst prepares annual budget recommendations.
2. Require the Capital Facilities Committee to make a motion for approval of all revenue bonds with notification to be sent to committees overseeing operating budgets to ensure that this meets the mission of the requesting agency.
3. Continue the process of writing a separate bill for revenue bond authorizations. This allows more time for floor consideration of each project and should lead to a more informed decision by the full legislature.

Appendix A: Excerpt from the LFA FY 2005 Budget Recommendation for Capital Facilities

Utah State Building Ownership Authority Lease Revenue Bonds (Table 1 of 2)				
	Outstanding as of 6/30/1995	Outstanding as of 6/30/2003		
2003 LR and Refunding Bond (2005-2015) (FY04)				
DABC - Tooele		\$1,905,000		
West Valley Drivers License		\$1,305,000		
West Jordan Courts		\$15,060,000		
Refund 1993 B (Education)		\$4,455,000		
		<u>\$22,725,000</u>		
2001C LR Bond (2005-2021)				
UofU Clinical Research Hospital Project		\$30,300,000	<u>\$30,300,000</u>	Original Issue
2001B LR Bond (2002-2024)				
Soldier Hollow (2005-2024)		\$13,890,000		
DABC - Warehouse (2004-2023)		\$8,870,000		
DABC - Magna Store (2004-2023)		\$1,045,000		
DABC - So. Valley (2004-2023)		\$1,625,000		
UDOCorrections Admin Project (2002-2021)		\$350,000		
	\$25,750,000	<u>\$25,780,000</u>		
2001A LR Bond (2005-2021)				
UofU Clinical Research Hospital Project		\$69,850,000	<u>\$69,850,000</u>	Original Issue
1999A LR Bond (2001-2021)				
Correction Admin (2002-2021)		\$6,960,000		
Correction Gunnison (2001-2020)		\$1,295,000		
DABC - Various (2001-2020)		\$1,200,000		
	\$8,835,000	<u>\$9,455,000</u>		
1998C LR Refunding Bond (2000-2019)				
Refunds 1994A		\$15,655,000		
Refunds 1995A		\$60,925,000		
Refunds 1996A		\$29,035,000		
Difference between new bond issue and amount refunded		<u>(\$515,000)</u>		
	\$104,910,000	<u>\$105,100,000</u>		Original Issue
1998B LR Bond (2005)				
UofU Student Housing for Athletes 2003 Olympics		\$28,978,000	<u>\$23,091,000</u>	Original Issue
1998A LR Bond (1999-2020)				
Surplus Property (2000-2020)		\$1,155,000		
UDOT (2000-2005)		\$10,400,000		
SL County Youth Corrections (1999-2017)		\$13,330,000		
DABC Project (1999-2020)		\$825,000		
	\$16,565,000	<u>\$25,710,000</u>		Original Issue
1997A LR Bond (1999-2018)				
DABC Project-Various Counties		\$3,510,000	<u>\$4,150,000</u>	Original Issue

Utah State Building Ownership Authority Lease Revenue Bonds (Table 2 of 2)					
1996B LR Bond (1999-2013)					
UofU Huntsman Cancer Inst.	\$12,550,000		<u>\$16,875,000</u>	Original Issue	
					Principal Due After Refunding with 1998C
1996A LR Bond (1999-2007)					
			<u>Original Issue</u>		<u>LR Bond</u>
Provo Refunding			\$5,540,000		\$3,125,000
SVATC			\$600,000		\$205,000
CEU			\$1,875,000		\$600,000
Washington Courts			\$4,375,000		\$1,250,000
DCED State Library			\$15,825,000		\$4,355,000
Davis Courts			\$12,110,000		\$3,370,000
DHS Vernal			\$935,000		\$300,000
DABC North Temple			\$925,000		\$315,000
Wasatch DPR			\$1,635,000		\$550,000
DABC Synderville			\$905,000		\$305,000
	\$7,455,000		<u>\$44,725,000</u>		<u>\$14,375,000</u>
					Principal Due After Refunding with 1998C
1995A LR Bond (1996-2005)					
			<u>Original Issue</u>		<u>LR Bond</u>
SL Courts			\$70,840,000		\$23,265,000
DHS Field			\$10,010,000		\$3,445,000
DHS Office			\$8,055,000		\$2,915,000
DPR			\$2,810,000		\$960,000
DABC			\$740,000		\$280,000
SOEducation			\$545,000		\$210,000
	\$15,435,000		<u>\$93,000,000</u>		<u>\$31,075,000</u>
					Principal Due After Refunding with 1998C
1994A LR Bond (1995-2005)					
			<u>Original Issue</u>		<u>LR Bond</u>
DNR			\$11,935,000		\$2,635,000
DEQ			\$8,420,000		\$2,465,000
DABC			\$3,450,000		\$1,005,000
DOCorrections			\$7,110,000		\$5,335,000
	\$30,615,000	\$3,700,000	<u>\$30,915,000</u>		<u>\$11,440,000</u>
1993B LR Bond (1995-2014)					
Education Building Project	\$7,910,000	\$5,430,000	<u>\$8,160,000</u>	-	
1993A LR Bond (1995-2013)					
DHS Building Acquisition Project	\$6,020,000	\$3,965,000	<u>\$6,230,000</u>	Original Issue	
1992B LR Bond (1994-2011)					
DYC Washington County	\$1,330,000	\$860,000	<u>\$1,380,000</u>	Original Issue	
1992A LR Refunding (1993-2011)					
Employment Security Project	\$24,535,000	\$15,785,000	<u>\$26,200,000</u>	Original Issue	
Total Outstanding CAFR 6/30/95					
	<u>\$70,410,000</u>				
Total Outstanding CAFR 6/30/03					
		<u>\$353,878,000</u>			
Source: Utah Division of Finance					

Appendix B: Updated Excerpt from the LFA FY 2005 Budget Recommendation for Capital Facilities

Capital Facility Financing

The State employs several methods of financing to meet state needs.

General Obligation Bonds - G.O. debt is secured by the full faith and credit of the State and its ability to tax its citizens. General Obligation debt is counted against the state's constitutional and statutory debt limits (certain highway bonds are exempt from the statutory limit). In recent years the State of Utah issued General Obligation Bonds for facilities that mature in six years. Other states and government entities typically issue General Obligation Bonds with terms of 10 to 20 years. Debt service interest begins to accrue when the bonds are issued.

Revenue Bonds – The State Board of Regents issues bonds when a revenue stream can be identified and legally restricted for repayment of the bonds. Revenue Bonds for higher education facilities pledge student fees, auxiliary services revenues, or reimbursed overhead. In order for the bonds to be marketable, the pledged revenue stream must be substantially larger than the debt service requirements. This type of debt is not secured by the full faith and credit of the state nor its taxing power and is exempted from calculations of the state's constitutional and statutory debt limits.

Lease Revenue Bonds - The State Building Ownership Authority, the official owner of state facilities, issues Lease Revenue Bonds. The occupying agency pays rent to the Authority which is used to pay debt service. A pledge of future rental payments (subject to legislative appropriation) and a mortgage on the financed project secure debt.

Since neither the full faith and credit of the state nor its taxing power secure lease Revenue Bonds, they are not counted against debt limits. However, subsection 63b-1-306 states the debt issued by the Building Ownership Authority plus other debt issued by the State (less exempted highway debt) cannot exceed 1.5 percent of the value of the taxable property of the state. A statutory change would be required for BOA bonds if G.O. bonds were authorized up to the constitutional limit. Unlike General Obligation Bonds, Revenue Bonds are typically issued with a repayment period of 20 years. An additional amount is borrowed to cover interest payments during construction.

Certificates of Participation (COP) - COP are very similar to lease Revenue Bonds with one major difference: instead of being a bond issued directly by a governmental entity, COP's represent an undivided interest in a lease agreement. This lease agreement may be entered into by any entity that has the ability to lease space. Although either the state or a private entity may initially hold title to the facility, title must pass to the state by the end of the lease term in order for the interest on the COP to be exempt from federal income tax.

Summary - All of the above are accounted for as debt on the state's accounting records and are considered to be debt by national rating agencies. In addition, the State Auditor issued an opinion in December of 1995 that any General Fund, Uniform School Fund, or Transportation Fund used to retire lease purchase and revenue bond obligations should be counted in the spending limitation formula.

Relative Costs

The total cost associated with various options for financing projects are listed below, ranked from least expensive to most expensive. Specific projects may have circumstances that would affect this ranking. The order for Revenue Bonds and certificates of participation depends on the nature of the project and the source of funding for the debt service.

1. Cash (state funds)
2. General Obligation Bonds
3. Lease Revenue Bonds
4. Revenue Bonds
5. Certificates of Participation
6. Leasing (long-term)

The true cost of bond financing may be much less than commonly assumed because most of the state's payments to investors are made in future years using dollars that may be cheaper due to inflation. However, savings from inflated dollars are difficult to achieve with short-term bonds. The Analyst believes that the differential in interest costs and inflation savings should be considered when the state issues general obligation debt.

The relative cost of different types and terms of debt fluctuates with the financial market. As a general rule, a 20 year general obligation bond carries an interest cost which is about two thirds of one percentage point higher than a 6 year General Obligation Bond. A twenty year lease revenue bond carries an interest cost which is about one third of one percentage point higher than a 20 year general obligation bond. Interest rates for certificates of participation are generally higher than lease Revenue Bonds. By far the largest costs occurs when the state enters into a long term lease instead of purchasing a building that an agency will need for fifteen or twenty years.

*Suggested Policy
Issues*

During the 1996 General Session, the Legislature adopted general guidelines for issuance of state debt. The Analyst recommends the adoption of those guidelines again for the 2004 General Session.

General Obligation bonding should be the preferred method for critical facilities whose costs exceed the availability of current funding. It is assumed that the need for the facility has received full analysis for justification. Short term bonds (6 to 10 years) should be used when a facility has no present funding base to service debt and when the building fulfills a critical need that can not be funded within the base budget for capital facilities. Long term bonds should be used (15 to 20 years) when there are current facility occupancy costs within the agency base budget that could be used to assist the funding of debt service.

Current market conditions should also be considered when bonding is discussed. For example, if current rates are lower than what the Treasurer is earning on the state investment pool, it may be a favorable time to bond. This is especially true with short term bonds that will not recover interest costs through inflation.

Revenue Bonds should be considered when a dedicated source of revenue is available to cover underwriting requirements. Generally, a coverage ratio is required that is in excess of actual debt service. Examples would include higher education facilities such as dormitories and parking lots where the funding source for debt service is derived from rents or fees.

Lease Revenue Bonds or *Certificates of Participation* should be used if the Legislature is willing to fund a lease for a long term facility. This type of funding could be considered when an agency has an outside source of revenue in addition to any existing costs in the budget base. An example would be the State Library where Federal funds are available as lease costs but federal regulation may not allow the funds to be used for debt retirement. Of course, it would be wiser still to issue a long-term General Obligation bond instead and shift the operating funds to debt service. Caution should be exercised by the Legislature to avoid excessive lease purchase obligations since they are treated like debt once funds have been committed. If funds were not appropriated in a given year the state would enter into a default position. Lease Revenue Bonds should be issued with a repayment period not to exceed 20 years.

Leasing provides the least expensive option for space only for short term needs. Some programs are temporary in nature or provide a function that needs to be able to change locations frequently. The Analyst recommends that DFCM continue to provide funding alternatives for the Legislature when agency high cost leases are requested. High cost leases are defined in statute as real property leases that have an initial term of ten years or more or will require lease payments of more than \$1,000,000 over the term of the lease, including any renewal options.



Olene S. Walker
Governor

Utah State Building Board

4110 State Office Building
Salt Lake City, Utah 84114
Phone (801) 538-3018
Fax (801) 538-3267

MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan
Date: November 17, 2004
Subject: **Approval of Programming for Student Housing at Dixie State College**

Recommendation:

DFCM recommends that the Board authorize Dixie State College to work with DFCM to develop a program for a potential student housing project.

Background:

As stated in the attached letter from Stanley Plewe, Dixie State College desires to proceed with the development of a program to address student housing needs at their growing campus. The cost of the program will be funded by the College. The College will use the program as part of its analysis of whether to pursue legislative approval for a student housing project in the 2006 legislative session.

FKS:KEN:sl

Attachment



Stanley J. Plewe
Vice President for College Services

Dixie State College
225 So. 700 E.
St. George, Utah 84770

Splewe@dixie.edu
Phone: (435) 652-7504
Fax: (435) 656-4001

October 12, 2004

Mr. Kenneth E. Nye, Director for Capital Projects
Division of Facilities
Construction and Management
4110 State Office Building
Salt Lake City, Utah 84114

Dear Mr. Nye,

Re: Building Board Approval for Student Housing Programming.

Dixie State College requests Building Board approval to proceed with an architectural Program for a student housing project. The projected student enrollment and future housing needs indicate the urgency to prepare for a housing project on campus. The program would be funded from an Auxiliary Services account. No state funding is requested.

Please include this request in the November Building Board meeting agenda. I will be present to entertain any questions from the board. Thank you for your assistance with this approval request. I may be contacted at (435) 652-7504 or e-mail at splewe@dixie.edu.

Sincerely,

A handwritten signature in black ink, appearing to be 'Stanley J. Plewe', with a long horizontal flourish extending to the right.

Stanley J. Plewe, Vice President for College Services

c. Matthias Mueller
Ned E. Carnahan
Randy Judd



Olene S. Walker
Governor

Utah State Building Board

4110 State Office Building
Salt Lake City, Utah 84114
Phone (801) 538-3018
Fax (801) 538-3267

MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan
Date: November 17, 2004
Subject: **Reallocation of Capital Improvement Funds**

Recommendation

DFCM recommends that the Board reallocate \$161,346 to the statewide emergency fund from the following projects: (a) St. George Courthouse Paving (\$40,200), (b) Department of Community and Economic Development Improvements (\$30,000), (c) Ogden Juvenile Courts Lighting Upgrade (\$36,846), and (d) Weber State University Automation Center HVAC Renovation (\$54,300).

Background

Statewide Emergency Fund: At the May 2004, meeting, the Board allocated \$250,000 to the statewide emergency fund. This allocation increased the emergency fund balance to approximately \$331,300. Historically, DFCM has recommended that the emergency fund begin the improvement cycle with a balance between \$300,000 and \$400,000. Normally, this amount has proven to be adequate. However, this year state agencies/institutions have experienced an unusually high number of emergencies which have depleted the fund leaving a current balance of only \$10,000. Note that this drop in the emergency fund balance has occurred even after DFCM has required a number of agencies/institutions to cover part of the cost of their emergencies.

Accordingly, DFCM is requesting that the Board replenish the emergency fund by reallocating funds from the following projects that have either been put on hold or canceled. The St. George Courthouse paving project was cancelled because Courts has decided to pursue a capital development project that will replace the existing courthouse. Improvements at DCED have been put on hold because DFCM's maintenance staff has determined that the repairs are not immediately necessary. The Ogden Juvenile Courts lighting upgrade has been canceled because the work will be included as part of a larger project planned for next year. And, the WSU Automation Center HVAC renovation has been put on hold because the recently completed engineering study concluded that the project will require significantly more funding than is currently available. WSU intends to request full funding for the project next year.

It should be mentioned that in the past most requests for emergency funding have come during the winter months. As a result, DFCM may find it necessary to petition the Board for additional reallocations if the emergency fund balance falls too low.

FKS:KDB:sll



Olene S. Walker
Governor

Utah State Building Board

4110 State Office Building
Salt Lake City, Utah 84114
Phone (801) 538-3018
Fax (801) 538-3267

MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan
Date: November 17, 2004
Subject: **Administrative Reports for University of Utah and Utah State University**

Attached for your review and approval are the administrative reports for the University of Utah and Utah State University.

FKS:sll

Attachment



October 29, 2004

Mr. Keith Stepan
Division of Facilities Construction
and Management
4110 State Office Building
Salt Lake City, UT 84114

Reference: Delegated Projects Report for the Meeting of November 17, 2004

Dear Keith:

The status report of delegated projects to the University of Utah is enclosed for the Utah State Building Board.

Please call me at 581-3135 if there are any questions.

Sincerely,



John W. Huish
Director, Campus Design & Construction

Enclosures

c: Mike Perez

Campus Design & Construction
V. Randall Turpin University Services Building
1795 E. South Campus Drive, Rm 201
Salt Lake City, Utah 84112-9403
(801) 581-6883
FAX (801) 581-6081



MEMORANDUM

To: Utah State Building Board
From: John W. Huish
Date: October 29, 2004
Subject: Administrative Reports for University of Utah

The following is a summary of the administrative reports for the University of Utah:

Architect/Engineering Agreements Awarded (Page 1)

Three (3) new Design Agreements.

Construction Contracts Awarded (Page 2)

Three new Site Improvement Contract.

Report of Contingency Reserve Fund (Page 3)

No change since last report.

Report of Project Reserve Fund Activity (Page 4)

No change since last report.

JWH:sf

Attachments

University of Utah
Architect/Engineer Agreements
Awarded From August 14, 2004 to October 29, 2004

Design

Project No.	Project Name	Firm Name	Proj. Budget	Contract Amt	Comments
0053-12331	A. Ray Olpin Union Buiding - Recreation Area Remodel	Gould Evans Associates, L.C.	\$328,566	\$31,125	Award Date 26 August 04
0303-12413	High Temperature Water Plant - Replace Generator Number 1	Stanley Consultants, Inc.	\$1,475,000	\$19,200	Cost Estimate and Schematic Drawings - Award Date 24 September 04
0525-9263	University Hospital - Cllinical Lab Expansion	Architectural Nexus, Inc.	\$4,419,300	\$356,200	Award Date 7 September 04

Programming

Project No.	Project Name	Firm Name	Const. Budget	Contract Amt	Comments
-------------	--------------	-----------	---------------	--------------	----------

Study

Project No.	Project Name	Firm Name	Proj. Budget	Contract Amt	Comments
-------------	--------------	-----------	--------------	--------------	----------

University of Utah
Construction Contracts
Awarded From August 14, 2004 to October 29, 2004

Construction - New Space						
Project No.	Project Name	Firm Name	Design Firm	Const. Budget	Contract Amt.	Comments
0053-12331	A. Ray Olpin Union Building - Recreation Area Remodel	Okland Construction Company	Gould Evans Associates, L.C.	\$400,000	\$355,500	Competitive Bidding Climate- Issued 4 October
Construction - Remodeling						
Project No.	Project Name	Firm Name	Design Firm	Const. Budget	Contract Amt.	Comments
0053-12333	A. Ray Olpin Union Building - University Pharmacy Remodel	Keller Construction, Inc.	Gould Evans Associates, L.C.	\$94,400	\$107,300	Competitive Bidding Climate- Issued 7 September
Construction - Site Improvement						
Project No.	Project Name	Firm Name	Design Firm	Const. Budget	Contract Amt.	Comments
0077-12148	C. Roland Christensen Center Garden	Jacobsen Construction Company	Max J. Smith & Associates, Architects (MJSA)	\$335,000	\$356,000	Donor Selected 4 Contractors for Bidding - Issued 23 August
Design/Build						
Project No.	Project Name	Firm Name	Design Firm	Const. Budget	Contract Amt.	Comments

University Of Utah
 Report Of Contingency Reserve Fund
 For the Period of August 13, 2004 to October 29, 2004

PROJ. NO.	DESCRIPTION	CURRENT TRANSFERS	TOTALS TRANSFERS FROM CONTINGENCY	% TO CONSTR. BUDGET	PROJECT STATUS
	BEGINNING BALANCE	1,315,942.93			
	INCREASES TO CONTINGENCY RESERVE FUND				
	DECREASES TO CONTINGENCY RESERVE FUND				
	NEW CONSTRUCTION				
	REMODELING				
	PLANNING / OTHER				
	ENDING BALANCE 01-00341-7000-05107	1,315,942.93			

University Of Utah
 Report Of Project Reserve Fund Activity
 For the Period of August 13, 2004 to October 29, 2004

PROJECT NUMBER	PROJECT TITLE	TRANSFER AMOUNT	DESCRIPTION FOR CONTINGENCY TRANSFER	% OF CONSTR. BUDGET
	BEGINNING BALANCE	141,120.88		
	INCREASES TO PROJECT RESERVE FUND:			
	DECREASES TO PROJECT RESERVE FUND:			

CURRENT BALANCE OF PROJECT RESERVE: 141,120.88



OFFICE OF THE VICE PRESIDENT
FOR FINANCE AND BUSINESS
1445 Old Main Hill
Logan, UT 84322-1445
(435) 797-1146
FAX: (435) 797-0710

27 October 2004

F. Keith Stepan, Director
Division of Facilities Construction
and Management
4110 State Office Building
Salt Lake City, Utah 84114

Dear Keith:

SUBJECT: USU Administrative Reports for November 2004 Building Board Meeting

The following is a summary of the administrative reports for USU for the period 08/11/04 to 10/27/04. Quarterly reports on the Contingency Fund Cumulative Transfers, Summary of the Statewide Accounts, and Construction Contract Status are also included.

Professional Contracts, 2 contracts issued (Page 1)

No significant items.

Construction Contracts, 3 contracts issued (Page 2)

Item 2, Campus Safety Lighting - This project will replace lighting on the south boundary of campus along 400 North. It is being accomplished through a Cooperative Agreement between UDOT, Logan City, and USU. UDOT is providing \$77,000 towards the project.

Item 3, North Campus (Paving) - The funding for this project was originally allocated for the A-2 Parking Lot Overlay. The new student housing complex now under construction has eliminated the A-2 lot. The paving priority has changed to the North Campus area.

Report of Contingency Reserve Fund (Page 3)

No significant items.

Contingency Fund Cumulative Transfers Quarterly Report (Page 4)

No significant changes from previous quarterly report.

Report of Project Reserve Fund Activity (Page 5)

No change.

Summary of the Statewide Accounts Quarterly Report (Page 6)

No significant items. Two paving projects, the Slurry Seal at Various Lots and the A-6 Parking Lot Overlay, are complete.

Construction Contract Status Quarterly Report (Page 7)

All projects are in very good order. Eight contracts have been closed, and three new contracts have been issued since the last quarterly report. Several contracts exceed time completion dates. Generally, this is due to timing in getting paperwork processed. There are no issues of concern.

Current Delegated Projects List (Pages 8-9)

One new project, SCADA High Voltage Controls, has been added, and five projects are complete. The most significant of the completed projects is the Cogeneration/Chilled Water improvement. This has been a very positive project. The results will benefit the University for many years to come. Utah State University expresses sincere appreciation to the Building Board and the Legislature for their support of this project.

Representatives from Utah State University will attend the Building Board meeting to address any questions the Board may have.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kevin C. Womack".

Kevin C. Womack
Associate Vice President for
Business and Finance

KCW/jm

c: Darrell E. Hart
Stanley G. Kane
Brent Windley



Office of the Vice President for Business and Finance
1445 Old Main Hill
Logan, UT 84322-1445

Professional Contracts

Awarded From 08/11/04 to 10/27/04

Contract Name	Firm Name	Budget	Fee Amount	Comments
1 Inside Wiring Phase II	Wells Consulting	\$16,500.00	\$16,500.00	Continuation of services from Phase I
2 HPER Upgrades	Spectrum Engineers	\$9,695.00	\$9,695.00	Design for fire alarm upgrade portion of project
Total		\$26,195.00	\$26,195.00	

Construction Contracts Awarded From 08/11/04 to 10/27/04

Project	Firm Name	Design Firm	Const Budget	Contract Amt	Comments
1 SCADA High Voltage Controls	Cache Valley Electric	USU Facilities Planning and Design	\$335,875.00	\$335,875.00	
2 Campus Safety Lighting 2-3	Spindler Construction	USU Facilities Planning and Design	n/a	\$96,832.07	Construction management contract - \$77,000 UDOT funds
3 North Campus (Paving)	LeGrand Johnson Construction	USU Facilities Planning and Design	\$54,400.00	\$51,699.00	
Total			\$390,275.00	\$484,406.07	

Report of Contingency Reserve Fund From 08/11/04 to 10/27/04

Project Title	Current Transfers	Total Transfers To (From) Contingency	% to Construction Budget	Project Status	% Completed (Paid)
BEGINNING BALANCE	\$524,351.60				
INCREASES TO CONTINGENCY RESERVE FUND					
None					
DECREASES TO CONTINGENCY RESERVE FUND					
Buried Natural Gas Pipe Replacement (Repair damaged light pole)	(173.00)	(423.00)	0.52%	Construction	25%
ENDING BALANCE	\$524,178.60				

Contingency Fund Cumulative Transfers Quarterly Report (As of 10/27/04)

Description	% of Const. Budget to Contingency Fund	08/11/04		10/27/04		Project Status
		Transfers To (From) Contingency	% To Construction Budget	Transfers To (From) Contingency	% To Construction Budget	
Veterinary Science Electrical/Mechanical Upgrade	8.00%	(\$26,139.47)	10.46%	(\$26,139.47)	10.46%	Substantial Completion
Central Energy Plant Chillers	4.50%	(\$25,837.00)	4.50%	(\$25,837.00)	4.50%	Construction
Transformer/High Voltage Distribution Line/Water System (2001 Utility Upgrade)	8.00%	(\$25,479.65)	3.05%	(\$25,479.65)	3.05%	Partial Completion
Central Energy Plant Electrical Upgrade	4.50%	(\$15,072.00)	4.50%	(\$15,072.00)	4.50%	Construction
Guard Rails/Hand Rails	9.50%	(\$8,395.10)	4.18%	(\$8,395.10)	4.18%	Substantial Completion
Campus Fiber Optic Enhancements	3.64%	(\$8,000.00)	3.64%	(\$8,000.00)	3.64%	Substantial Completion
Central Plant Chiller Addition (Natural Res. & Spectrum)	9.00%	(\$4,558.00)	0.71%	(\$4,558.00)	0.71%	Construction
Nutrition & Food Science Fire Alarm Upgrade	8.00%	(\$4,355.80)	3.38%	(\$4,355.80)	3.38%	Substantial Completion
Water Lab Fire Alarm Upgrade	7.65%	(\$3,502.99)	2.06%	(\$3,502.99)	2.06%	Substantial Completion
Lund Hall Chiller Replacement	10.00%	(\$1,720.61)	2.15%	(\$1,720.61)	2.15%	Substantial Completion
Fine Arts Visual Fire Alarm/Generator Upgrade	9.05%	(\$1,283.78)	0.61%	(\$1,283.78)	0.61%	Substantial Completion
Water Tank Retrofit/Stabilize Reservoir	4.09%	(\$437.50)	0.29%	(\$437.50)	0.29%	Substantial Completion
Buried Natural Gas Pipe Replacement	9.00%	(\$250.00)	0.30%	(\$423.00)	0.52%	Partial Completion/Const
Campus Air Conditioning Phase II	8.00%	(\$139.00)	0.03%	(\$139.00)	0.03%	Substantial Completion
Fume Hoods Biology/Natural Resources	8.00%	\$0.00	0.00%	\$0.00	0.00%	Partial Completion/Design
Electrical Cabling from North Sub-Station	7.65%	\$0.00	0.00%	\$0.00	0.00%	Pending
Technical Support Services Renovation	4.83%	\$0.00	0.00%	\$0.00	0.00%	Design
Tunnel Extension - Edith Bowen Area	9.00%	\$0.00	0.00%	\$0.00	0.00%	Partial Completion
Steam/Condensate Pipe Replacement	9.00%	\$0.00	0.00%	\$0.00	0.00%	Construction
Lundberg Fire Escape	9.00%	\$0.00	0.00%	\$0.00	0.00%	Design
New Well	9.00%	\$0.00	0.00%	\$0.00	0.00%	Study
Veterinary Science Fire Pumps/Generator	9.00%	\$0.00	0.00%	\$0.00	0.00%	Design
CPD Fire Alarm Upgrade	7.14%	\$0.00	0.00%	\$0.00	0.00%	Design
HPER Upgrades (Floors, A/C, Locks, Fire alarms)	5.00%	\$0.00	0.00%	\$0.00	0.00%	Partial Completion/Design
Agricultural Science Electrical Upgrade	6.00%	\$0.00	0.00%	\$0.00	0.00%	Pending
Science Engineering Research Utility Corridor	6.00%	\$0.00	0.00%	\$0.00	0.00%	Pending/Partial DFCM
Campus Safety Lighting 2-3	6.00%	\$0.00	0.00%	\$0.00	0.00%	Pending
Art Barn Electrical Upgrade	8.00%	\$0.00	0.00%	\$0.00	0.00%	Partial Construction
Education Overhead Fire Door Replacement	8.00%	\$0.00	0.00%	\$0.00	0.00%	Pending
Veterinary Science Fume Hood Upgrades	8.00%	\$0.00	0.00%	\$0.00	0.00%	Pending



Office of the Vice President for Business and Finance
 1445 Old Main Hill
 Logan, UT 84322-1445

Report of Project Reserve Fund Activity

From 08/11/04 to 10/27/04

Project Title	Transfer Amount	Description	% of Construction Budget
BEGINNING BALANCE	\$125,185.88		
INCREASES TO PROJECT RESERVE FUND			
None			
DECREASES TO PROJECT RESERVE FUND			
None			
ENDING BALANCE	\$125,185.88		



Office of the Vice President for Business and Finance
1445 Old Main Hill
Logan, UT 84322-1445

Summary of the Statewide Accounts Quarterly Report (As of 10/27/04)

DFCM Number	Project	Key	DFCM Statewide Funds	USU/ Other Funds	Total Project Budget	Previous Encumb.	Current Encumb.	Total Encumb.	Project Status
LIFE SAFETY									
99115770	Ag Science Elevator/Communications	A	111,127	15,396	126,523	126,523	0	126,523	Construction
PAVING									
02238770	Slurry Seal at Various Lots	B	46,000		46,000	44,978	1,022	46,000	Complete
03117770	A-6 Parking Lot Overlay	C	78,820	1,385	80,205	80,205	0	80,205	Complete
03118770	North Campus	C	60,000		60,000	0	51,699	51,699	Construction
04055770	900 East Rebuild	D	64,600		64,600	0	0	0	Pending
	Miscellaneous Paving		16,180		161,680	0	0	0	Pending
ROOFING									
	Miscellaneous Roofing		43,539		43,539	0	0	0	Pending
ENERGY & WATER CONSERVATION									
01215770	UWRL Lighting/Occupancy	A	112,000		112,000	103,770	0	103,770	In-house Installation
02240770	Insulate Condensate Lines	B	200,000		200,000	30,000	0	30,000	Partial Construction
TOTALS			\$732,266	\$16,781	\$894,547	\$385,476	\$52,721	\$438,197	

Key:

- A - Projects Funded from Prior Years
- B - Projects from 2002-03 Priority List
- C - Projects from 2003-04 Priority List
- D - Projects from 2004-05 Priority List

Construction Contract Status Quarterly Report (As of 10/27/04)

Manager	Project Number	Contract Name	Vendor	Current Contract Amount	Current Contract Days	Days Left	Perc Paid	Sub Comp
CLOSED CONTRACTS								
Mortensen	8-81109	HPER Upgrades	Jacobsen Construction	\$387,850	141	-40	100.0%	
Huppi	8-81142	Romney Stadium Turf	Raymond Construction	\$706,426	96	-3	100.0%	08/02/04
Fitch	8-80338	Bookstore Renovation/North and South (Revised start date for South Bookstore)	Raymond Construction	\$1,624,364	142	0	100.0%	07/09/04
Holt	8-80527	Campus Fiber Optic Enhancements	Americom Technology	\$147,472	77	0	100.0%	03/31/04
Huppi	A08076	Slurry Seal at Various Lots (Paving)	Intermountain Slurry Seal	\$41,758	48	19	100.0%	09/08/04
Fitch	8-81140	Tunnel Extension - Edith Bowen Area	Jacobsen Construction	\$253,942	120	21	100.0%	05/27/04
Kane	8-81090	Cogeneration/Chilled Water	Jacobsen Construction	\$13,499,207	561	36	100.0%	05/27/04
Whitaker	8-81105	Water Lab Fire Damage Repairs	Bailey Construction	\$473,397	n/a	n/a	100.0%	n/a
OPEN CONTRACTS								
Hobbs	8-81143	Steam/Condensate Pipe Replacement	Whitaker Construction	\$253,698	43	-100	94.6%	
Hobbs	8-81144	Insulate Condensate Lines	Whitaker Construction	\$30,000	43	-100	95.6%	
Dunkley	8-81141	Buried Natural Gas Pipe Replacement	Whitaker Construction	\$10,662	60	-65	0.0%	
Kane	8-80321	Spectrum Floor Replacement	Croft-Beck Floors	\$72,422	51	-57	100.0%	(Not done)
Holt	8-80530	Inside Wiring Phase I	Bailey Construction	\$76,243	206	0	99.8%	06/30/04
Whitaker	8-81016	Nelson Fieldhouse Mezzanine	Raymond Construction	\$380,836	76	8	87.1%	09/17/04
Dunkley	8-81141	Buried Natural Gas Pipe Replacement	Whitaker Construction	\$15,270	98	12	0.0%	08/17/04
Dunkley	8-81141	Buried Natural Gas Pipe Replacement	Whitaker Construction	\$37,785	180	23	0.0%	08/17/04
Mortensen	8-81107	Central Plant Chiller Addition (Natural Resources & Spectrum)	Jacobsen Construction	\$2,386,471	471	28	45.2%	
Mortensen	8-81021	Central Energy Plant Electrical Upgrade	Jacobsen Construction	\$350,000	471	28	100.0%	(Not done)
Mortensen	8-81022	Central Energy Plant Chillers	Jacobsen Construction	\$600,000	471	28	66.5%	
Kane	8-80256	University Inn Renovation	Bailey Construction	\$400,966	370	75	63.1%	
Holt	8-80530	Inside Wiring Phase I	Cache Valley Electric	\$534,095	277	96	52.1%	
Guth	8-81108	Recital Hall (Bid Packages #1 - #4)	Jacobsen Construction (CM/GC)	\$5,830,379	424	275	11.2%	
Fitch	8-81058	Ag Science Elevator/Communications	Spindler Construction (Const mgt)	\$126,523	n/a	n/a	92.8%	
NEW CONTRACTS								
Holt	A12107	SCADA High Voltage Controls	Cache Valley Electric	\$335,875	47	34	67.0%	
Huppi	A08076	North Campus (Paving)	LeGrand Johnson Construction	\$51,699		225	0.0%	
Kane	A12309	Campus Safety Lighting 2-3	Spindler Construction (Const mgt)	\$96,832	n/a	n/a	0.0%	

Current Delegated Projects List 10/27/04

Project Number	Project Name	Phase	Project Budget
CAPITAL DEVELOPMENT/IMPROVEMENT			
8-81065	Guard Rails/Hand Rails	Substantial Completion	\$250,000
8-81081	Fume Hoods Biology/Natural Resources	Partial Completion/Design	905,000
8-81132	Transformer/High Voltage Distribution Line/Water System (2001 Utility Upgrade)	Partial Completion	990,000
8-81083	Campus Air Conditioning Phase II	Substantial Completion	500,035
8-80338	Bookstore Renovation (North and South)	Complete	1,929,433
8-80409	Housing Fire and Life Safety Improvements	Partial Completion/Design	2,500,287 *
8-81100	Veterinary Science Electrical/Mechanical Upgrade	Substantial Completion	388,174
8-81134	Fine Arts Visual Fire Alarm/Generator Upgrade	Substantial Completion	194,732
A12309	Campus Safety Lighting 2-3	Partial Construction	377,000
	Electrical Cabling from North Sub-Station	Pending	200,000
8-80527	Campus Fiber Optic Enhancements	Substantial Completion	800,000
8-81133	Water Tank Retrofit/Stabilize Reservoir	Substantial Completion	183,000
8-81136	Water Lab Fire Alarm Upgrade	Substantial Completion	116,266
8-81090	Cogeneration/Chilled Water	Complete	14,557,817 *
8-81101	Athletic Locker Room/Office Facility	Design	1,374,970
8-81096	Lab Animal Research Center Addition	Substantial Completion	297,691
8-81105	Water Lab Fire Damage Repairs	Complete	952,596
8-81009	Technical Support Services Renovation	Design	691,937
8-81140	Tunnel Extension - Edith Bowen Area	Partial Construction	1,000,000
8-81107	Central Plant Chiller Addition (Natural Resources & Spectrum)	Construction	2,399,925
8-81141	Buried Natural Gas Pipe Replacement	Partial Completion/Construction	100,000
8-81143	Steam/Condensate Pipe Replacement	Construction	320,000
8-81138	Nutrition & Food Science Fire Alarm Upgrade	Substantial Completion	123,163
8-81137	Lundberg Fire Escape	Design	50,000
8-81139	New Well	Study	350,000
8-81019	Veterinary Science Fire Pumps/Generator	Design	350,000
8-80530	Inside Wiring Phase I	Substantial Completion	1,835,000
8-81145	CPD Fire Alarm Upgrade	Design	165,841
8-81108	Recital Hall	Construction	10,118,528 *
8-80346	University Inn Renovation	Construction	719,825
	Brigham City Campus Remodel	Pending	450,000 *
8-81142	Romney Stadium Turf	Substantial Completion	750,000

8-81109	HPER Upgrades (Floors, A/C, Locks, Fire Alarms)	Partial Completion/Design	1,040,719
8-81013	Lund Hall Chiller Replacement	Substantial Completion	79,382
8-81021	Central Energy Plant Electrical Upgrade	Construction	350,000
8-81022	Central Energy Plant Chillers	Construction	600,000
8-81023	Art Barn Electrical Upgrade	Design	20,000
	Agricultural Science Electrical Upgrade	Pending	100,000
	Science Engineering Research Utility Corridor	Pending/Partial DFCM	1,000,000
	Education Overhead Fire Doors Replacement	Pending	80,000
	Veterinary Science Fume Hood Upgrades	Pending	500,000
8-81016	Nelson Fieldhouse Mezzanine	Construction	638,454
8-80321	Spectrum Floor Replacement	Construction	86,029
A08001	Inside Wiring Phase II	Construction	415,000
A12107	SCADA High Voltage Controls (NEW PROJECT)	Construction	335,875
LIFE SAFETY (STATEWIDE)			
8-81058	Ag Science Elevator/Communications	Construction	126,623
PAVING (STATEWIDE)			
8-81114	Slurry Seal at Various Lots	Complete	46,000
8-81114	A-6 Parking Lot Overlay (Originally North Shuttle Bus Turnaround)	Complete	80,205
8-81114	North Campus (Originally A-2 Parking Lot Overlay)	Construction	60,000
8-81114	900 East Rebuild	Pending	64,600
	Miscellaneous Paving	Pending	16,180
ROOFING (STATEWIDE)			
8-81008	Miscellaneous Roofing	Pending	43,539
ENERGY & WATER CONSERVATION (STATEWIDE)			
8-81088	UWRL Lighting/Occupancy	In-house Installation	112,000
8-81144	Insulate Condensate Lines	Partial Construction	200,000
TOTAL (54)			\$51,935,826

* Project management delegated to USU.



Olene S. Walker
Governor

Utah State Building Board

4110 State Office Building
Salt Lake City, Utah 84114
Phone (801) 538-3018
Fax (801) 538-3267

MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan
Date: November 17, 2004
Subject: **Administrative Reports for DFCM**

The following is a summary of the administrative reports for DFCM.

Lease Report (Pages 1 - 2)

No significant Items.

Architect/Engineering Agreements Awarded, 53 Agreements Issued (Page 3 - 6)

No significant Items.

Construction Contracts Awarded, 57 Contracts Issued (Pages 7 - 10)

Item 11, State Library Hot Water Valve Replacement

Additional funds were transferred from the Project Reserve fund to award this construction contract. The report shows the revised budget amount to match actual costs.

Item 18, Cannon Health Bldg. concrete sidewalk replacement

Additional funds were transferred from the Project Reserve fund to award this construction contract. The report shows the revised budget amount to match actual costs.

Item 19, CUCF Gunnison Prison Steam/Condensate Lines Replacement

This contract was awarded on an invitational bid process with Director Stepan waiving the standard bidding process, due to the emergency situation and specialized workmanship required on this project.

Item 23, Dugway Proving Grounds National Guard Building #5807 Remodel

This contract was awarded on a sole source basis to Utah Correctional Industries, as authorized by the State procurement code.

Item 33, Draper Prison Promontory & Timpanogos Security Doors

The supplier was selected on a sole source basis to match existing security locks and doors, and the installer was selected on a bid basis from firms prequalified by the manufacturer.

Report of Contingency Reserve Fund (Pages 11 - 13)

Increases

The increases are the budgeted contingency amounts for State Funded projects, for the Fiscal Year 2005 funded projects.

Decreases, New Construction

USU New Merrill Library

This covers change order #5 for unknowns to repair damage done to a cable that hadn't been identified on the site and the removal of unsuitable soil not discovered during geotechnical investigations. It also covers an error on the drawings.

Dixie State College Dolores Dore Eccles Fine Arts Center

This covers modification #8 to the Architect, for increase due to liquidated damages collected from the contractor, less travel costs paid by DFCM. Also covers change order #22 for an omission modifying two stair handrails and one guardrail to comply with code requirements, as well as an error on the door hardware which didn't match. Miscellaneous construction costs were also covered to complete the project by other vendors.

Decreases, Remodeling

Dixie State College 100 S. Roadway Crossing Improvements

This transfer covers change order #1 for various omissions, errors and unknown conditions. These include; relocate guy poles and guy wires, additional curbing to tie parking lots together, additional asphalt to tie parking lots together and to solve some drainage problems, and to bury existing utility lines that weren't deep enough. It also covers change order #2 for an omission for additional concrete work not in plans, but in scope, as well as an error for landscaping work which weren't shown as the correct elevations on the plans.

Eureka DOT Maintenance Station Addition

This transfer is for change orders #3 – 6 and payment to Utah Power for power line extension. The work on these change orders include; omissions for new asphalt paving over a greater area not included in documents to avoid a steep slope, installation of perforated drain pipe, new concrete curb wall to control surface water, additional road base, installation of compressor lines and quick connectors, and provide electrical wiring and trenching to existing building and upgrade equipment for 3 phase power.

Report of Project Reserve Fund Activity (Page 14)

Increases

These items reflect savings on projects that were transferred to Project Reserve per statute and the residual balance share from the FY'04 DFCM Administration Budget.

Decreases

The major decrease is the share of funding for the FY'05 DFCM Administration Budget per Senate Bill #1. The other transfers were to award construction contracts over budget.

Statewide Planning Fund (Page 15)

No changes

Emergency Fund Report (Page 16)

The Dixie Burns basketball arena fire alarm system is no longer functioning and can no longer properly protect the arena occupants. Dixie State College is also participating in the cost to replace the system. The transfer for the Snow College South Salon Studio HVAC upgrade design, is only for the design of this project, the construction will be funded from FY'06 Improvement funds.

Statewide Funds Reports (Pages 17 - 21)

No significant items.

Construction Contract Status (Pages 22 - 27)

This quarterly report shows the status of each construction contract that was open during the preceding quarter. The main intent of this report is to show which contracts/projects are over the contractual completion time. The report is broken out into three sections; New contracts for those contracts that were processed during the quarter, Open contracts for those that were open during the period including the new contracts, and those that have closed during the quarter.

Quarterly Contingency Reserve Fund Report (Pages 28 - 32)

The projects that reflect above average draws from the contingency fund have been reviewed previously with the Board as the larger draws occurred.

FKS:DDW:sl

Attachment



Division of Facilities Construction and Management
4110 State Office Building, Salt Lake City, UT 84114
Telephone (801) 538-3018 FAX (801) 538-3267

LEASE REPORT

From 8/4/2004 to 10/22/2004

No	Agency/Location	Services	Space Type	Lease Term	Square Feet Old New	Cost/Sq. Ft. Old New	Comment
----	-----------------	----------	------------	------------	------------------------	-------------------------	---------

AMENDMENTS

1.	Administrative Services DFCM, Salt Lake City	Partial	Storage/ Other	2 Yrs.	5,600 5,600	\$ 5.69 \$ 5.69	Renewal, no change.
2.	Education Rehabilitation Castle Dale	Full	Office	3 Yrs.	144 144	\$14.58 \$14.58	Renewal, no change.
3.	Education Rehabilitation Salt Lake City	Full	Human Resource	1 Yr.	615 615	\$11.90 \$12.00	Renewal, increase to market.
4.	Education Rehabilitation Salt Lake City	Full	Human Resource	1 Yr.	615 615	\$11.90 \$12.00	Renewal, increase to market.
5.	Education Rehabilitation Salt Lake City	Full	Human Resource	1 Yr.	615 615	\$11.90 \$12.00	Renewal, increase to market.
6.	Education, Rehabilitation Salt Lake City	Full	Human Resource	1 Yr.	615 615	\$11.90 \$12.00	Renewal, increase to market.
7.	Health Emergency Medical Services	Partial	Storage/ Other	5 Yrs.	1,880 1,880	\$ 6.04 \$ 6.88	Renewal, increase to market.



Division of Facilities Construction and Management
4110 State Office Building, Salt Lake City, UT 84114
Telephone (801) 538-3018 FAX (801) 538-3267

LEASE REPORT

From 8/4/2004 to 10/22/2004

No	Agency/Location	Services	Space Type	Lease Term	Square Feet Old New	Cost/Sq. Ft. Old New	Comment
----	-----------------	----------	------------	------------	-----------------------------	------------------------------	---------

8.	Human Services, DCFS American Fork	Full	Office	5 Yrs.	6,196 6,196	\$19.70 \$18.00	Renewal, decrease for tenant improvements paid off.
9.	Public Safety Communications Bureau Cedar City	Full	Office	7 Yrs.	960 1,844	\$ 8.18 \$12.50	Renewal, increase in rate to market and increase in space for program additional needs.



Division of Facilities Construction and Management

4110 State Office Building Salt Lake City, UT 84114

Professional Contracts Awarded From 8/19/2004 To 10/27/2004

Design

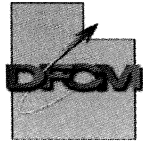
<u>Agency</u>	<u>Contract Name</u>	<u>Firm</u>	<u>Type</u>	<u>Budget</u>	<u>Contract Amt</u>
1 NG	PRICE NATL GUARD ARMORY BOILER REPLACEMENT	ADVANCED CONCEPT ENGINEERING	DESIGN	\$6,945.00	\$6,900.00
2 DFCM	HEBER WELLS BLDG ROOFING IMPROVEMENTS	HART FISHER SMITH & ASSOCIATES	DESIGN	\$12,250.00	\$12,250.00
3 DWS	DWS ADMIN BLDG ROOFING IMPROVEMENTS	HART FISHER SMITH & ASSOCIATES	DESIGN	\$5,000.00	\$8,500.00
4 DHS-OTHER	CLEARFIELD EAST DHS 2ND FLR BUILDOUT	3 D INTERNATL INC	DESIGN	\$50,000.00	\$21,608.00
5 WSU	WSU ALLIED HEALTH SCI BLDG MED AIR COMP/VACUUM PUMPS DESIGN	COLVIN ENGINEERING ASSOCIATES	DESIGN	\$13,702.00	\$13,700.00
6 UVSC	UVSC VINEYARD SCHOOL REMODEL DESIGN	JSA ARCHITECTS, LLC	DESIGN	\$49,000.00	\$49,000.00
7 DWS	PROVO DWS - HVAC SYSTEM UPGRADE/CEILING REPLACEMENT	HART FISHER SMITH & ASSOCIATES	DESIGN	\$45,560.00	\$44,870.00
8 UVSC	UVSC IRRIGATION POND REHABILITATION	NOLTE ASSOCIATES	DESIGN	\$23,050.00	\$27,910.00
9 STORES	PROVO LIQUOR STORE EXPANSION.REMODEL	MHTN ARCHITECTS INC	DESIGN	\$44,000.00	\$39,000.00
10 NG	CEDAR CITY NG ARMORY REPLACE ROOFTOP HVAC UNIT	WHW ENGINEERING INC	DESIGN	\$9,386.00	\$8,441.00
11 NG	CAMP WMS NATL GUARD RTI CLASSROOM #8 DESIGN	AJC ARCHITECTS	DESIGN	\$7,000.00	\$6,890.00
12 REGION ?	UDOT GREAT SALT LAKE OBSERVATION DECK REPAIRS	J M WILLIAMS AND ASSOCIATES INC	DESIGN	\$8,000.00	\$7,200.00
13 WSU	WSU PROMONTORY TOWER FIRE SPRINKLER SYSTEM UPGRD	WHW ENGINEERING INC	DESIGN	\$31,000.00	\$31,000.00
14 DRAPR FAC	DRAPER PRISON WASATCH CHAPEL HVAC UPGRADES	SPECTRUM ENGINEERS INC	DESIGN	\$17,200.00	\$17,200.00
15 SNOW	SNOW SO SALON/STUDIO HVAC UPGRADE	WHW ENGINEERING INC	DESIGN	\$13,000.00	\$13,000.00



Division of Facilities Construction and Management
4110 State Office Building Salt Lake City, UT 84114

Professional Contracts Awarded From 8/19/2004 To 10/27/2004

<u>Agency</u>	<u>Contract Name</u>	<u>Firm</u>	<u>Type</u>	<u>Budget</u>	<u>Contract Amt</u>
16 WILDLIFE	LOA HATCHERY WASTE STATION CLARIFIER	SUNRISE ENGINEERING INC	DESIGN	\$17,500.00	\$17,500.00
17 DIXIE	DIXIE ECCLES FITNESS CTR SWIMMING POOL REPAIRS	WATER DESIGN INC.	DESIGN	\$8,250.00	\$8,250.00
18 NG	CAMP WILLIAMS MEDICAL UNIT READINESS CENTER	AJC ARCHITECTS	DESIGN	\$185,000.00	\$184,674.00
19 NG	CAMP WILLIAMS 117TH/120TH ARMORY	EATON ARCHITECTURE LLC	DESIGN	\$35,500.00	\$35,500.00
20 NG	CAMP WILLIAMS BUILDING 5170 ADDITION	COOPER ROBERTS SIMONSEN ARCHITECTS	DESIGN	\$37,000.00	\$37,000.00
21 NG	DRAPER JOINT FORCES BUILDING ADDITION	GILLIES STRANSKY BREMS SMITH	DESIGN	\$42,000.00	\$42,000.00
22 WSU	WSU EMERGENCY TRANSFORMER REPLACEMENT	SPECTRUM ENGINEERS INC	DESIGN	\$18,000.00	\$18,000.00
23 DWS	DWS METRO BACKUP GENERATOR INSTALLATION DESIGN	OWEN & ASSOCIATES LC	DESIGN	\$6,642.00	\$6,000.00
24 DNR-OTHER	DNR ADMIN BLDG WATER SUPPLY NETWORK REPLACEMENT	WHW ENGINEERING INC	DESIGN	\$8,100.00	\$8,100.00
25 YTH CORR	DYC SLATE CANYON FACILITY BOILER REPLACEMENT	OLSEN & PETERSON CONSULTING ENGINEERS	DESIGN	\$7,927.00	\$7,000.00
26 WSU	WSU DEE EVENT CTR NORTH STAIRS IMPRVMT DESIGN	PINEGAR DESIGN GROUP	DESIGN	\$15,000.00	\$15,000.00
27 DEVEL CTR	USDC RAINTREE RESIDENCE REMODEL DESIGN	HART FISHER SMITH & ASSOCIATES	DESIGN	\$101,460.00	\$49,740.00
28 COURTS	TOOELE THIRD DISTRICT & JUVENILE COURTS BUILDING	MHTN ARCHITECTS INC	DESIGN	\$565,209.00	\$560,415.00
29 DISTRICT	OREM DIST/JUVENILE COURT HVAC UPGRADES	WHW ENGINEERING INC	DESIGN	\$18,250.00	\$17,500.00
30 WILDLIFE	WHITEROCKS FISH HATCHERY	MWH AMERICAS INC	DESIGN	\$595,000.00	\$594,948.00
31 WSU	WSU PLAZA CHILLED WATER PIPING REPLACEMENT	WHW ENGINEERING INC	DESIGN	\$12,287.00	\$8,993.00



Division of Facilities Construction and Management

4110 State Office Building Salt Lake City, UT 84114

Professional Contracts Awarded From 8/19/2004 To 10/27/2004

<u>Agency</u>	<u>Contract Name</u>	<u>Firm</u>	<u>Type</u>	<u>Budget</u>	<u>Contract Amt</u>
32 USU	ENGINEERING LAB RENOVATION	COOPER ROBERTS SIMONSEN ARCHITECTS	DESIGN	\$1,000,000.00	\$956,236.00
33 PARKS	UTAH LAKE SP MARINA BREAKWATER REALIGNMENT DESIGN	KING ENGINEERING INC	DESIGN	\$11,500.00	\$11,450.00
34 UVSC	UVSC PKG LOT J1/G PAVING REPAIRS DESIGN	KING ENGINEERING INC	DESIGN	\$20,000.00	\$19,900.00

Programming/Master Planning

<u>Agency</u>	<u>Contract Name</u>	<u>Firm</u>	<u>Type</u>	<u>Budget</u>	<u>Contract Amt</u>
35 AGRIC	OGDEN GRAIN INSPECTION FACILITY PLANNING/PROGRAMMING	HART FISHER SMITH & ASSOCIATES	PROGRAMMING	\$32,370.00	\$32,370.00
36 UU	PROGRAMMING SERVICES - FREDERICK ALBERT SUTTON GEOLOGY & GEOPHYSICS	COOPER ROBERTS SIMONSEN ARCHITECTS	PROGRAMMING	\$143,996.00	\$153,095.00
37 ST HOSP	MASTERPLANNING SERVICES	MHTN ARCHITECTS INC	PRG MSTR PLAN	\$20,000.00	\$19,695.00
38 CEU	PROGRAMMING & CONCEPT DESIGN - SAN JUAN LIBRARY & HEALTH SCI BLDG	GILLIES STRANSKY BREMS SMITH	PROGRAMMING	\$50,000.00	\$49,900.00
39 WSU	SHEPHERD STUDENT UNION RENOVATION PROGRAMMING SERVICES	COOPER ROBERTS SIMONSEN ARCHITECTS	PROGRAMMING	\$175,000.00	\$174,800.00
40 UVSC	MASTERPLANNING SERVICES	GOULD EVANS ASSOCIATES LC	PRG MSTR PLAN	\$46,500.00	\$46,500.00
41 DWS	NEW LOGAN DWS EMPLOYMENT CENTER PROGRAMMING SERVICES	ARCHITECTURAL NEXUS	PROGRAMMING	\$25,000.00	\$19,500.00

Miscellaneous Services

<u>Agency</u>	<u>Contract Name</u>	<u>Firm</u>	<u>Type</u>	<u>Budget</u>	<u>Contract Amt</u>
42 WILDLIFE	MANTUA HATCHERY STRUCTURAL EVALUATION	JUB ENGINEERS INC	UNCLASS CONSULT	\$7,000.00	\$6,367.00
43 DFCM	ALTA SURVEY ON PROPERTY LOCATED AT 950 25TH ST., OGDEN, UTAH	FORSGREN ASSOCIATES	SITE SURVEY	\$7,000.00	\$6,950.00
44 WSU	WSU PROMONTORY TWR HAZMAT SURVEY FIRE SPRINKLER UPGRADE	ROWLAND CONSULTING INC	HAZ MAT CONSULT	\$13,500.00	\$13,465.31



Division of Facilities Construction and Management

4110 State Office Building Salt Lake City, UT 84114

Professional Contracts Awarded From 8/19/2004 To 10/27/2004

<u>Agency</u>	<u>Contract Name</u>	<u>Firm</u>	<u>Type</u>	<u>Budget</u>	<u>Contract Amt</u>
45 CEU	CEU CENTRAL TUNNEL REPLACEMENT INSPECTION/TESTING	CHRISTENSEN BROTHERS AND ASSOCIATES	INSP OBSERV SER	\$14,100.00	\$14,088.00
46 UVSC	UVSC VINEYARD SCHOOL REMODEL ASBESTOS ABMT PROJ MGMT	ROWLAND CONSULTING INC	HAZ MAT CONSULT	\$7,100.00	\$7,069.40
47 CAP PRESV	CPB CAPITOL ARTWORK CONSERVATION/RESTORATION	WESTERN CONSERVATION CENTER FOR FINE ARTS	UNCLASS CONSULT	\$315,000.00	\$330,000.00
48 CAP PRESV	CPB CAPITOL RESTORATION RETAIL PRESENCE CONSULTING	ANDONIADIS RETAIL SERVICES	UNCLASS CONSULT	\$20,000.00	\$19,240.00
49 DEVEL CTR	USDC RAINTREE RESIDENTIAL REMODEL AA DESIGN/MGMT SVCS	IHI ENVIRONMENTAL	HAZ MAT CONSULT	\$20,000.00	\$20,014.86
50 COURTS	OLD OGDEN POST OFFICE SCHEMATIC ANALYSIS	SCOTT P EVANS ARCHITECT&ASSOC	STUDY	\$49,600.00	\$49,600.00
51 CAP PRESV	CPB CAPITOL BLDG RESTORATION INSPECTION/TESTING SVCS	SUNRISE ENGINEERING INC	INSP OBSERV SER	\$1,858,000.00	\$1,858,000.00
52 UU	UU WARNOCK ENG BLDG DESIGN DEV ESTIMATING	CRM INC	UNCLASS CONSULT	\$7,200.00	\$7,200.00
53 CEU	CEU SAN JUAN CAMPUS MULTIPLE BLDGS HAZMAT SURVEY/ASMNTS	IHI ENVIRONMENTAL	HAZ MAT CONSULT	\$15,500.00	\$15,262.00

End of Report

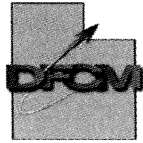


Division of Facilities Construction and Management
4110 State Office Building Salt Lake City, UT 84114

Construction Contracts Awarded From 8/19/2004 To 10/27/2004

Construction

<u>Agency</u>	<u>Contract Name</u>	<u>Firm</u>	<u>Type</u>	<u>Budget</u>	<u>Contract Amt</u>
1 CUCF BLDG	CUCF HOT WATER TANK REPLACEMENT	SR MECHANICAL	Const Remodel	\$168,341.00	\$160,032.00
2 SNOW	FAMILY LIFE BUILDING HVAC UPGRADES	KOH MECHANICAL CONTRACTORS INC	Const Remodel	\$69,000.00	\$69,500.00
3 AIRQUAL	HVAC UPGRADES - DEQ BUILDING #2	ALTERNATIVE MECHANICAL	Const Remodel	\$271,335.00	\$239,944.00
4 WSU	REPL OF MEDICAL AIR COMPRESSORS & VACUUM PUMPS - ALLIED HEALTH BLDG	KOH MECHANICAL CONTRACTORS INC	Const Remodel	\$142,713.00	\$142,687.00
5 JV COURT	OGDEN JUVENILE COURTS FIRE ALARM UPGRADE	WASATCH CONTROL SYSTEMS LLC	Const Remodel	\$48,282.00	\$15,932.00
6 PARKS	LITTLE DEER CREEK IRRIGATION PIPELINE PROJECT	SCI, INC	Const Site Imp	\$413,211.00	\$405,685.00
7 HEALTH	CANNON HEALTH COMPUTER ROOM A/C REPLACEMENT	MECHANICAL SERVICE & SYSTEMS I	Const Remodel	\$82,000.00	\$81,812.00
8 DIXIE	ADA/CODE IMPROVEMENTS PH 2 - NORTH INSTRUCTIONAL BLDG	ARNELL WEST INC	Const Remodel	\$98,813.00	\$93,840.00
9 DIXIE	ORNAMENTAL RAILINGS FABRICATION-ECDLES FINE ARTS CTR GRAFF PLAZA	ARC N' SPARK INC	Const Remodel	\$6,500.00	\$6,482.00
10 WSU	LAMPROS BOARD ROOM REMODEL - MILLER ADMINISTRATION BUILDING	WADE PAYNE CONSTRUCTION INC	Const Remodel	\$120,000.00	\$119,900.00
11 OFF-EDUC	STATE LIBRARY HOT WATER VALVE REPLACEMENT	HPH MECHANICAL INC	Const Remodel	\$30,250.00	\$30,250.00
12 DFCM	HEBER WELLS 2ND FLR (SECURITIES) REMODEL	DAW CONSTRUCTION GROUP LLC	Const Remodel	\$16,826.00	\$16,826.00
13 SNOW	SNOW COLLEGE FAMILY LIFE BLDG HVAC UPGRADE	BARCLAY MECHANICAL SVC INC	Const Site Imp	\$55,251.00	\$30,000.00
14 HEALTH	FRAZIER LAB CULINARY WATER LINES REPLACEMENT	KOH MECHANICAL CONTRACTORS INC	Const Remodel	\$141,062.00	\$137,490.00

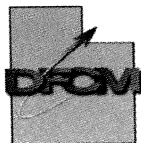


Division of Facilities Construction and Management

4110 State Office Building Salt Lake City, UT 84114

Construction Contracts Awarded From 8/19/2004 To 10/27/2004

<u>Agency</u>	<u>Contract Name</u>	<u>Firm</u>	<u>Type</u>	<u>Budget</u>	<u>Contract Amt</u>
15 SNOW	PERFORMING ARTS CENTER CONCRETE IMPROVEMENTS	TODD ALDER CONSTRUCTION LLC	Const Remodel	\$11,000.00	\$10,920.00
16 NG	REMODEL AND RENOVATION OF TOOELE ARMORY RESTROOMS	THIEDE CONSTRUCTION CORP	Const Remodel	\$70,000.00	\$68,100.00
17 NG	DDO LOCKER ROOM EXPANSION	SPECTRUM CONST OF UTAH LLC	Const Remodel	\$215,500.00	\$190,890.00
18 HEALTH	CONCRETE SIDEWALK REPLACEMENT - CANNON HEALTH BLDG	CHAD HUSBAND CONSTRUCTION INC	Const Site Imp	\$101,732.00	\$101,732.00
19 CUCF BLDG	CUCF STEAM/CONDENSATE LINES REPLACEMENT	HARDING MECHANICAL INC	Const Remodel	\$166,000.00	\$165,600.00
20 UVSC	METAL INSERTS TO CONCRETE WALL PANELS - CAMPUS WIDE	CONWEST INC	Const Remodel	\$113,719.00	\$98,900.00
21 NG	CAMP WILLIAMS UTILITIES INFRASTRUCTURE	KELLER CONSTRUCTION INC	Const Site Imp	\$147,000.00	\$146,700.00
22 NG	JLTS BUILDING #1 - CAMP WILLIAMS	KELLER CONSTRUCTION INC	Const New Space	\$605,000.00	\$605,220.00
23 NG	DUGWAY PROVING GROUNDS BUILDING 5807 REMODEL	UTAH CORRECTIONAL INDUSTRIES	Const Remodel	\$347,500.00	\$347,500.00
24 NG	FT DOUGLAS MUSEUM FRONT PORCH RESTORATION	INTERIOR CONSTRUCTION SPECIALISTS INC	Const Remodel	\$84,000.00	\$83,480.00
25 STORES	LOGAN ABC STORE #6 - SECURITY CAMERA IMPROVEMENTS	WASATCH CONTROL SYSTEMS LLC	Const Remodel	\$8,300.00	\$8,296.00
26 NG	PRICE ARMORY BOILER REPLACEMENT	SR MECHANICAL	Const Remodel	\$69,450.00	\$64,600.00
27 NG	RTI CLASSROOM #8 - CAMP WILLIAMS	SPECTRUM CONST OF UTAH LLC	Const New Space	\$175,345.00	\$149,848.00
28 NG	DDO SCIF REMODEL AND ADDITION	CHAD HUSBAND CONSTRUCTION INC	Const Remodel	\$465,000.00	\$459,530.00
29 PARKS	HYRUM STATE PARK OFFICE RELOCATION	MW CONSTRUCTION INC	Const Remodel	\$250,000.00	\$239,800.00



Division of Facilities Construction and Management

4110 State Office Building Salt Lake City, UT 84114

Construction Contracts Awarded From 8/19/2004 To 10/27/2004

<u>Agency</u>	<u>Contract Name</u>	<u>Firm</u>	<u>Type</u>	<u>Budget</u>	<u>Contract Amt</u>
30 NG	WEAPONS CLEANING FACILITY - CAMP WMS	KELLER CONSTRUCTION INC	Const New Space	\$137,500.00	\$137,500.00
31 NG	BATTALION MAINTENANCE BUILDING #3 - CAMP WMS	KELLER CONSTRUCTION INC	Const New Space	\$130,000.00	\$127,050.00
32 DRAPR FAC	PROMONTORY SECURITY FENCING - DRAPER PRISION	BRODERICK & HENDERSON CONSTRUCTION LC	Const Site Imp	\$347,000.00	\$346,770.00
33 DRAPR FAC	PROMONTORY & TIMPANOGOS SECURITY DOORS - DRAPER PRISON	CML SPECIALTIES INC	Const Remodel	\$290,000.00	\$289,391.00
34 NG	UTES LIGHTING & FENCING UPGRADE - CAMP WILLIAMS	ASCENT CONSTRUCTION INC	Const Remodel	\$65,000.00	\$64,600.00
35 CAP PRESV	CPB SENATE BLDG SECURITY OFFICE A/C IMPROVEMENTS	GLACIER MECHANICAL	Const Remodel	\$11,000.00	\$10,505.18
36 DFCM	OGDEN DWS SECURITY CAMERA IMPROVEMENTS	WASATCH CONTROL SYSTEMS LLC	Const Remodel	\$12,500.00	\$12,124.00
37 DHS-OTHER	CLEARFIELD OFFICE 2ND FLOOR BUILD OUT	VALLEY DESIGN & CONSTRUCTION	Const Remodel	\$478,546.00	\$428,000.00

Miscellaneous Construction

<u>Agency</u>	<u>Contract Name</u>	<u>Firm</u>	<u>Type</u>	<u>Budget</u>	<u>Contract Amt</u>
38 DRAPR FAC	DRAPER PRISON SSD FACILITY ROOFING IMPROVEMENTS	CAPITOL ROOFING SERVICE	Roofing	\$187,173.00	\$196,905.00
39 DEAF&BLD	DEAF/BLIND SCHOOL ROOF EDGE DETAIL MODIFICATION	KENDRICK BROS ROOFING INC	Roofing	\$35,400.00	\$35,400.00
40 DATC	NEW PARKING LOT	STAKER & PARSON COMPANIES	Paving	\$210,600.00	\$215,190.00
41 NG	TOOELE ARMORY HVAC AND ROOFING IMPROVEMENTS	UTAH TILE & ROOFING INC	Roofing	\$135,036.00	\$132,158.00
42 UDOT-ADMN	CALVIN RAMPTON COMPLEX-BOILER BREECHING, STACK REPLACEMENT & ROOFING I	UTAH TILE & ROOFING INC	Roofing	\$337,943.00	\$334,522.00



Division of Facilities Construction and Management

4110 State Office Building Salt Lake City, UT 84114

Construction Contracts Awarded From 8/19/2004 To 10/27/2004

<u>Agency</u>	<u>Contract Name</u>	<u>Firm</u>	<u>Type</u>	<u>Budget</u>	<u>Contract Amt</u>
43 DWS	SOUTH COUNTY EMPLOYMENT CENTER ROOFING IMPROVEMENTS	CONWEST INC	Roofing	\$74,017.00	\$73,205.00
44 JV COURT	OGDEN JUVENILE COURTS ROOFING IMPROVEMENTS	REDD ROOFING & CONSTRUCTION CO	Roofing	\$99,186.00	\$99,186.00
45 SNOW	SNOW COLLEGE SOUTH-TECH DR PAVING IMPROVEMENTS	HALES SAND & GRAVEL INC	Paving	\$52,125.00	\$49,752.00
46 YTH CORR	RICHFIELD DYC ASPHALT PAVING REPAIRS	WESTERN ROCK PRODUCTS	Paving	\$17,000.00	\$17,000.00
47 NG	PRICE NG ARMORY MECHANICAL ROOM BOILER DEMO	ROCMONT INDUSTRIAL CORP	Haz Mat Const	\$6,850.00	\$7,800.00
48 USU	USU ECOB MECHANICAL PIPING ASBESTOS ABTMNT/REINSULATION	ENVIRONMENTAL ABATEMENT INC	Haz Mat Const	\$29,000.00	\$28,398.00
49 DIXIE	NORTH CAMPUS PARKING IMPROVEMENTS	A-T ASPHALT PAVING	Paving	\$72,540.00	\$71,221.80
50 USU	USU LARC ROOFING IMPROVEMENTS	SUMMIT ROOFING	Roofing	\$7,500.00	\$7,400.00
51 UHP	PAVING REPAIR & OVERLAY - HIGHWAY PATROL TRAINING FACILITY	GENEVA ROCK PRODUCTS	Paving	\$235,000.00	\$234,845.39
52 UVSC	UVSC VINEYARD SCHOOL REMODEL ASBESTOS ABATEMENT	ROCMONT INDUSTRIAL CORP	Haz Mat Const	\$20,000.00	\$18,500.00
53 USU	USU LUND HALL ROOFING IMPROVEMENTS	ISLAND HEIGHTS CONSTRUCTION	Roofing	\$43,274.00	\$34,625.00
54 PARKS	HYRUM LAKE SP CAMPGROUND PAVING IMPROVEMENTS	LEGRAND JOHNSON CONSTRUCTION	Paving	\$23,000.00	\$23,000.00
55 UVSC	LOT J1/G AND COMPOUND PAVING REPAIR	MORGAN ASPHALT INC	Paving	\$290,000.00	\$279,743.47
56 NG	AASF FLIGHT LINE PAVEMENT REPAIR	MORGAN ASPHALT INC	Paving	\$120,000.00	\$115,200.00
57 DEVEL CTR	USDC RAIN TREE RESIDENCE REMODEL ASBESTOS ABATEMENT	ENVIRONMENTAL ABATEMENT INC	Haz Mat Const	\$40,000.00	\$38,600.00

End of Report

REPORT OF CONTINGENCY RESERVE FUND

Nov-04

PROJECT TITLE			GENERAL STATE FUNDS CURRENT TRANSFERS	TRANSPORTATION FUNDS CURRENT TRANSFERS	TOTAL TRANSFERS FROM CONTINGENCY	% TO CONSTR. BUDGET	PROJECT STATUS	% Complete
BEGINNING BALANCE			6,380,061.79	19,168.32				
<u>INCREASES TO CONTINGENCY RESERVE FUND</u>								
<u>FUNDING</u>								
04141	SLCC	Jordan Campus Health Sciences Bldg	765,000.00	-	0	0.00%	Pending	0%
02278	WSU	Gymnasium Renovation	298,962.00	-	0	0.00%	Design	0%
03234	SUU	Old Main Bldg HVAC/Electrical/Seismic Improvements	196,752.00	-	0	0.00%	Pending	0%
04188	UNG	Salt Lake Readiness Center	136,242.25	-	0	0.00%	Pending	0%
04178	Corrections	Draper Prison Conversion of Promontory To Women's Facility	94,775.00	-	0	0.00%	Pending	0%
04146	Human Services	USDC Raintree Bldg Remodel	90,774.00	-	0	0.00%	Pending	0%
04035	Dixie College	Central Chiller Replacement	63,181.00	-	0	0.00%	Pending	0%
98188	Archives	New Archive Building	60,262.00	-	295,325	5.25%	Construction	95%
04028	Courts	Ogden Shell Build-Out	47,250.00	-	0	0.00%	Construction	43%
04210	DWS	Provo HVAC Replacement	47,177.00	-	0	0.00%	Pending	0%
04167	UDOT	Meadow Maint Station Addition/Remodel	47,173.00	-	0	0.00%	Pending	0%
04008	Human Services	Clearfield 2nd Floor Buildout	44,266.00	-	0	0.00%	Pending	0%
04212	WSU	Auditorium Rigging Replacement	42,076.00	-	0	0.00%	Pending	0%
04038	Health	Med Exam Mechanical System Upgrade	39,141.00	-	0	0.00%	Pending	0%
04190	SLCC	Redwood Campus Tunnel Light/Emergency Generator	31,777.00	-	0	0.00%	Pending	0%
04202	DFCM	Provo Regional Ctr Fire Alarm Upgrade	31,661.00	-	0	0.00%	Pending	0%
04076	Parks & Rec	Hyrum St Park Visitor Center Replacement	23,750.00	-	0	0.00%	Pending	0%
04217	UVSC	Irrigation Ponds Liner Replacement	23,577.00	-	0	0.00%	Pending	0%
04084	SLCC	South Campus Carpet Replacement	23,552.00	-	0	0.00%	Pending	0%
00000	DFCM	DFCM FY04 Admin Budget Per HB #1 Item #50	22,501.30	-	944,399	97.67%	Administration	NA
04152	CEU	Athletic Center Shower Repairs	20,615.00	-	0	0.00%	Pending	0%
04199	Courts	Orem HVAC Upgrade	18,908.00	-	0	0.00%	Pending	0%
04032	WSU	Soil Remediation & Walkway Replacement	18,490.16	-	1,380	0.66%	Construction	100%
04083	SLCC	Redwood Campus Soccer Field Regrade	18,129.00	-	0	0.00%	Pending	0%
04074	Snow College	Fern Young Bldg Remodel	17,123.00	-	0	0.00%	Pending	0%
04200	Courts	Provo HVAC Upgrade	16,729.00	-	0	0.00%	Pending	0%
04214	Corrections	Orange Street CCC Code Compliance Improvements	16,700.00	-	0	0.00%	Pending	0%
04115	WSU	Concrete Repairs	16,675.00	-	0	0.00%	Construction	60%
03255	Parks & Rec	Little Deer Creek Irrigation Line	16,370.00	-	0	0.00%	Construction	0%
03016	Snow College	Activity Center Remodel	16,290.00	-	26,394	2.11%	Construction	48%
04075	Corrections	CUCF Hot Water Tank Replacement	15,992.00	-	0	0.00%	Pending	0%
04220	WSU	Central Heat Plant Controls Upgrade	15,844.00	-	0	0.00%	Pending	0%
03240	Corrections	Draper Waste Grinder/Extruder	13,807.00	-	0	0.00%	Construction	7%
04192	SLCC	South Campus Meta System - Various Bldgs	13,572.00	-	0	0.00%	Pending	0%
04140	WSU	Health Science Air Compressor/Vacuum Pumps	13,559.00	-	0	0.00%	Pending	0%
03217	CEU	Central Tunnel Replacement	13,500.00	-	2,700	0.26%	Construction	78%
04211	Wildlife	Mantua Hatchery Spring Covers	12,840.86	-	0	0.00%	Pending	0%
04195	WSU	Plaza Chilled Water Line Replacement	12,223.00	-	0	0.00%	Pending	0%
04113	WSU	Irrigation/Landscape Upgrade	11,846.00	-	0	0.00%	Pending	0%
04156	Courts	Layton Lighting/Controls Upgrade	11,134.00	-	0	0.00%	Pending	0%
04104	Agriculture	Spry Bldg VAV Box Replacement	10,560.00	-	0	0.00%	Pending	0%
04198	Corrections	CUCF ADA/Fire Improvements	10,494.00	-	0	0.00%	Pending	0%
04164	Fairpark	Waterline Repairs	10,098.44	-	729	0.64%	Construction	27%



Division of Construction and Management
4110 State Office Building Salt Lake City, UT 84144
Telephone (801) 538-3018 Fax (801) 538-3267

REPORT OF CONTINGENCY RESERVE FUND

Nov-04

	PROJECT TITLE		GENERAL STATE FUNDS CURRENT TRANSFERS	TRANSPORTATION FUNDS CURRENT TRANSFERS	TOTAL TRANSFERS FROM CONTINGENCY	% TO CONSTR. BUDGET	PROJECT STATUS	% Complete
04191	SLCC	South Campus Shop Fire Alarm Install	9,928.00	-	0	0.00%	Pending	0%
04107	UDOT	Great Salt Lake Observation Deck Repairs	9,549.00	-	0	0.00%	Pending	0%
04073	Dixie College	Eccles Fitness Center Pool Repairs	9,465.00	-	0	0.00%	Pending	0%
04206	Natural Resources	Admin Bldg Replace Water Supply Network	9,420.00	-	0	0.00%	Pending	0%
04072	Dixie College	Instr Bldg ADA Improvements	9,387.00	-	0	0.00%	Construction	52%
04037	Health	Childeren W/Special Needs Heat Plant	8,718.00	-	0	0.00%	Construction	52%
04108	WSU	Coc Science & Admin Bldgs Elevator Upgrade	8,565.00	-	0	0.00%	Pending	0%
04147	Parks & Rec	Great Salt Lake St Park Sewer Upgrade	8,522.00	-	0	0.00%	Pending	0%
04039	O/W ATC	Childeren's School HVAC Upgrades	8,195.00	-	0	0.00%	Pending	0%
04194	WSU	Chilled Water Plant Improvements	8,136.00	-	0	0.00%	Pending	0%
04040	O/W ATC	Cosmetology Bldg HVAC Upgrade	7,958.00	-	0	0.00%	Pending	0%
04205	Youth Corrections	Slate Canyon Boiler Replacement	7,886.00	-	0	0.00%	Pending	0%
04166	UNG	Cedar City Armory HVAC Replacement	7,125.00	-	0	0.00%	Pending	0%
04226	Wildlife	Loa Fish Hatchery Raceway Improvements	6,914.00	-	0	0.00%	Pending	0%
04227	Wildlife	Egan Fish Hatchery Raceway Improvements	6,914.00	-	0	0.00%	Pending	0%
04112	Public Safety	Tech Support Bldg Replace HVAC	6,895.00	-	0	0.00%	Pending	0%
04196	DATC	Plumbing/Backflow Prevention Upgrade	6,270.00	-	0	0.00%	Pending	0%
04144	UNG	Price Armory Boiler Replacement	5,648.00	-	950	1.33%	Pending	0%
04201	Courts	Richfield Replace VFD's	4,982.00	-	0	0.00%	Pending	0%
04209	UDOT	MTF Bldg Air Compressor	4,564.00	-	0	0.00%	Pending	0%
04158	Courts	Ogden Juvenile Fire Alarm Upgrade	4,539.00	-	0	0.00%	Pending	0%
04193	SLCC	RDWD Admin Bldg Chiller Refurbishing	4,273.00	-	0	0.00%	Pending	0%
04109	Education	State Library Hot Water Valve Replacement	1,876.00	-	0	0.00%	Pending	0%
04155	ABC	Store #22 Fire Alarm/Cameras/Lighting	1,490.00	-	0	0.00%	Pending	0%
04197	ABC	Store #28 Vernal Lighting	835.00	-	0	0.00%	Pending	0%
04081	ABC	Store #14 Lighting	737.00	-	0	0.00%	Pending	0%
04082	ABC	Store #20 Lighting	737.00	-	0	0.00%	Pending	0%
04165	Fairpark	Rodeo Arena Drainage Improvements	396.30	-	1,186	5.39%	Complete	100%
<u>OTHER INCREASES</u>								
03151	Parks & Rec	Great Salt Lake St Park Marina Harbor Renovation	4,108.49	-	282	0.04%	Construction	100%
<u>DECREASES TO CONTINGENCY RESERVE FUND</u>								
<u>NEW CONSTRUCTION</u>								
96151	Parks & Rec	Vernal Fieldhouse of Natural History	(12,380.00)	-	130,552	2.22%	Construction	100%
02029	USU	New Merrill Library	(25,584.00)	-	97,468	0.30%	Construction	39%
00018	Dixie College	Delores Dore Eccles Fine Arts Center	(24,487.66)	-	136,974	0.93%	Construction	93%
01276	UDOT	Roosevelt Maintenance Complex Addition	-	(17,391.56)	33,513	8.39%	Complete	100%
00253	Snow College	Performing Arts Building	(10,920.00)	-	413,445	2.61%	Complete	100%
02042	U OF U	Health Science Education Building	(5,018.28)	-	123,023	0.44%	Construction	35%
00017	Courts	New Logan Facility	(3,809.00)	-	329,681	3.07%	Closed	96%
01275	UDOT	Echo Maintenance Station Addition	-	(1,280.00)	57,151	14.54%	Complete	100%
<u>REMODELING</u>								
03127	Dixie College	100 S Roadway Crossing Improvement	(64,735.33)	-	64,735	9.78%	Construction	100%
02256	UDOT	Eureka Maint Station Addition	(44,871.96)	-	52,738	15.46%	Construction	100%

REPORT OF CONTINGENCY RESERVE FUND

	PROJECT TITLE		GENERAL STATE FUNDS CURRENT TRANSFERS	TRANSPORTATION FUNDS CURRENT TRANSFERS	TOTAL TRANSFERS FROM CONTINGENCY	% TO CONSTR. BUDGET	PROJECT STATUS	% Complete
03261	OWATC	DDO Bldg Build-out	(24,866.00)	-	24,866	8.70%	Complete	100%
03089	SLCC	South City Campus Landscaping	(18,458.00)	-	19,893	2.65%	Construction	80%
03053	WSU	Potable Water/Waste Line Replacement	(17,503.50)	-	24,035	4.01%	Complete	100%
03080	UDOT	Monticello Maint Station Add Truck Wash Rack	(17,092.24)	-	24,596	5.96%	Complete	100%
03213	SLCC	Redwood Campus Various Improvements	(15,997.00)	-	19,100	11.09%	Complete	100%
99132	Human Services	Human Services Administration Bldg. Parking Structure Improvements	(13,500.00)	-	23,855	8.98%	Complete	98%
01260	DFCM	Ogden Regional Ctr Cooling Tower Replacement	(2,148.00)	-	2,148	6.56%	Pending	0%
01263	UNG	Veteran's Cemetery Improvements	(1,403.49)	-	2,337	2.36%	Closed	57%
02251	Human Services	USDC Central Chiller Replacement	(1,257.00)	-	9,107	2.30%	Complete	100%
03062	Health	Cannon Bldg Sidewalk Replacement	(1,159.80)	-	1,160	1.54%	Construction	68%
03198	UDOT	Maint Station #224 New Water Line	(418.37)	-	17,311	11.10%	Construction	100%
PLANNING / OTHER								
00000	DFCM	DFCM FY05 Admin Budget Per SB #1 Item #48	(527,400.00)	-	527,400	100.00%	Administration	NA
04151	Agriculture	Ogden Grain Inspection Facility Study	(7,370.00)	-	7,370	23.03%	Pending	0%
TOTAL			8,185,063.96	496.76				



Division of Construction and Management
4110 State Office Building Salt Lake City, UT 84144
Telephone (801) 538-3018 Fax (801) 538-3267

REPORT OF PROJECT RESERVE FUNDS ACTIVITY

Nov-04

% of
Constr.

PROJECT TITLE	STATE FUNDS	DOT FUNDS	DESCRIPTION	Budget
BEGINNING BALANCE	<u>4,390,846</u>	<u>39,449</u>		
<u>INCREASES TO PROJECT RESERVE FUND:</u>				
Courts Orem Remodel	76,068.32		Balance of Various Project Budgets	19.97%
DFCM FY04 Admin Budget	40,002.30		Residual Balance From FY04 Budget	
Agriculture Spry Bldg Window Upgrades	38,927.55		Balance of Construction, Inspection & Insurance	99.70%
ABC Store #34 Exterior Upgrade	29,647.21		Balance of Various Project Budgets	68.95%
DWS Ogden Install Lever Actuated Door Hardware	24,838.53		Balance of Construction, Inspection & Insurance	81.57%
UVSC Gunther Trades Bldg Switchgear Replacement	21,730.12		Project Residual	28.97%
Natural Resources Admin Building Stair Rail Replacement	19,895.00		Balance of Construction Budget	79.58%
DWS North Provo Door Hardware Upgrade	14,030.00		Balance of Construction Budget	51.87%
Courts farmington remote HVAC Monitor	12,556.15		Balance of Construction Budget	14.50%
ABC Logan #6 Sidewalks/Lighting/Security	9,785.73		Balance of Various Project Budgets	30.58%
DHS Wasatch Youth Center Culinary Water Piping Replacement	7,221.94		Balance of Various Project Budgets	3.58%
Corrections Orange Street CCC HVAC Replacement	4,461.12		Balance of Inspection Budget	1.51%
DWS Provo Replace ADA Ramp	4,349.79		Balance of Various Project Budgets	42.93%
SLCC RDWD Pedestrian Bridge	3,494.76		To Close Project	2.48%
DHS Clearfield Improvements	1,468.77		To Close Project	0.57%
ABC Store #35 Wainscoating Storage	1,392.42		To Close Project	16.38%
DHS Admin Bldg Culinary Water Piping Replacement	889.50		Balance of Testing & Insurance Budgets	1.28%
DWS Provo Replace Sprinkler System	135.00		Balance of Inspection & Insurance Budgets	0.83%
<u>DECREASES TO PROJECT RESERVE FUND:</u>				
DFCM FY05 Admin Budget	(2,078,800.00)		2004 Senate Bill #1, Item #48	
Ogden Regional Ctr Cooling Tower Replacement	(41,769.40)		To Award Construction Contract	-52.23%
Health Cannon Bldg Sidewalk Replacement	(26,992.00)		To Award Construction Contract	-35.84%
St Library Hot Water Valve Replacement	(10,506.00)		To Award Construction Contract	-32.43%
Fairpark Arena Drainage Improvements	(5,352.00)		To Award Construction Contract	-22.30%
ABC Store #22 Fire Alarm/Cameras/Lighting Upgrade	(724.00)		To Award Construction Contract	-3.02%
Ending Balance	<u>2,537,597</u>	<u>39,449</u>		

DFCM

Division of Construction and Management
4110 State Office Building Salt Lake City, UT 84144
Telephone (801) 538-3018 Fax (801) 538-3267

STATEWIDE PLANNING FUND

\$350,000

Nov-04

INSTITUTION/ AGENCY	PROJECT NUMBER	PROJECT TITLE	AMOUNT
Southern Utah University	93177730	Shakespeare Expansion and Planning	5,950
Snow College	02273700	Master Plan	25,000
Dixie College	03047640	Health Sciences Bldgs Programming	50,000
PLANNING FUND UNENCUMBERED BALANCE			\$269,050

DFCM

Division of Construction and Management
4110 State Office Building Salt Lake City, UT 84144
Telephone (801) 538-3018 Fax (801) 538-3267

EMERGENCY FUND REPORT

Nov-04

BEGINNING BALANCE:

\$113,105

INCREASES TO EMERGENCY FUND:

DECREASES TO EMERGENCY FUND:

Snow South Campus Salon Studio HVAC Upgrade
Dixie College Burns Arena Fire Alarm System

(13,000.00)
(90,000.00)

ENDING BALANCE OF EMERGENCY FUND

\$10,105



Division of Construction and Management
4110 State Office Building Salt Lake City, UT 84144
Telephone (801) 538-3018 Fax (801) 538-3267

STATEWIDE ROOFING PROJECTS

Nov-04

Project Number	Agency	Project	Project Budget	Previous Encumb.	Current Encumb.	Total Encumb.	Project Status
01300470	National Guard	DRAPER HQ REROOF PH III	540,000	39,859	457,656	497,515	Complete
02207300	DFCM	UNALLOCATED ROOFNG FUNDS ACCOUNT	559,912	-606	210,075	209,469	Misc. Expenditures
03075770	USU	USU UNIVERSITY RESERVVE BLD ROOFING	25,000	0	19,165	19,165	Complete
03077770	USU	USU FINE ARTS ROOFING IMPROVEMENTS	148,989	0	148,989	148,989	Closed
03086750	U OF U	UU HEARTPORT BLD#853 ROOFING IMPROV	118,000	0	118,000	118,000	Closed
03088750	U OF U	UU HEDCO BLDG #056 AND #057 ROOFING II	345,000	21,086	309,243	330,329	Complete
03165300	DFCM	FY'04 ROOFING PREVENTATIVE MAINTENAN	591,344	170,194	421,150	591,344	Complete
03168300	DFCM	FY'04 AND FY'05 ROOFING UCI PROGRAM	165,066	-2,400	98,720	96,320	On-going
03185310	Environmental Quality	DEQ BLD#1 ROOFING IMPROVEMENTS	49,587	0	49,587	49,587	Closed
03186660	SLCC	SLCC REDWOOD RD AUTO TRADES BLD RO	207,745	10,445	197,300	207,745	Closed
03233900	DOT	WENDOVER DOT FAC RESTROOMS REROO	16,285	0	16,285	16,285	Closed
04034210	BATC	BRIDGERLAND ATC ROOF AND DRAIN IMPR'	172,581	0	172,581	172,581	Closed
04077750	U OF U	UU HPER #90,91,92 ROOFING IMPROVEMEN'	616,800	0	481,502	481,502	Construction
04079770	USU	USU ECCLES CONF CTR SKYLIGHT REPLAC	28,995	0	28,995	28,995	Closed
04080100	Corrections	DRAPER PRISON SSD BLDG ROOFING IMPR	229,774	0	229,774	229,774	Construction
04095770	USU	USU LUND HALL ROOFING IMPROVEMENTS	48,000	0	34,625	34,625	Construction
04096150	Courts	OREM JUV CRT DIST#4 ROOFING IMPROVEM	32,700	0	29,599	29,599	Complete
04097730	SUU	SUU RANDAL JONES THEATER ROOFING IM	65,500	0	109	109	Design
04098250	UBATC	UBATC VERNAL ADMIN BLDG RE-R00F	30,206	0	30,206	30,206	Closed
04099900	UDOT	RAMPTON DOT BLDG HVAC/ROOFING IMPR	382,650	0	351,122	351,122	Construction
04100050	CPB	CPB WHITE CHAPEL ROOFING IMPROVEME	75,000	0	5,500	5,500	Design
04101920	DWS	DWS ADMIN BLDG ROOFING IMPROVEMENT	97,100	0	8,524	8,524	Design
04134300	DFCM	FY'05 ROOFING PREVENTIVE MAINT ACCOU	369,519	0	193,493	193,493	On-going
04135300	DFCM	FY'05 ROOFING EMERGENCY PROGRAM	483,296	0	0	0	Pending
04136300	DFCM	FY'05 ROOFING SEISMIC PROGRAM	495,540	0	16,750	16,750	On-going
04142370	Fairpark	FAIRPARK ADMINISTRATION BLD ROOFING	74,900	0	42	42	Design
04143920	DWS	DWS SOUTH COUNTY BLD ROOFING IMPRO	82,100	0	76,124	76,124	Construction
04145470	National Guard	BLANDING NG ARMORY ROOFING IMPROVE	187,311	0	26,634	26,634	Design
04153470	National Guard	TOOELE ARMORY ROOFING/HVAC IMPROVE	162,400	0	145,442	145,442	Construction
04157150	Courts	OGDEN JUV CRT ROOFING IMPROVEMENTS	100,121	0	99,204	99,204	Construction
04159230	Deaf & Blind	SCHOOL FOR DEAF & BLIND ROOF EDGE IM	35,400	0	35,400	35,400	Construction
04163640	Dixie College	DIXIE GRAFF FINE ARTS/ADVISE CTR ROOF	79,600	0	69,200	69,200	Complete
04168310	DFCM	HEBER WELLS BLDG ROOFING IMPROVEME	142,329	0	12,250	12,250	Design
04169790	UVSC	UVSC PANEL REPLACEMENTS CAMPUS WIL	125,000	0	99,198	99,198	Construction
TOTALS			2,766,927	238,578	2,046,169	2,284,747	

CASH BALANCE IN STATEWIDE ROOFING FUNDS	\$	4,010,242
UNENCUMBERED BALANCE	\$	2,470,729
CURRENT AVAILABLE BALANCE	\$	350,443



Division of Construction and Management
4110 State Office Building Salt Lake City, UT 84144
Telephone (801) 538-3018 Fax (801) 538-3267

STATEWIDE PAVING PROJECTS

Agency	Project	Project Budget	Previous Encumb.	Current Encumb.	Total Encumb.	Project Status
01111730	SUU WEST CAMPUS PARKING	88,000	88,000	0	88,000	Force Account
02080710	Snow College SNOW COLLEGE SOUTH TECH DRIVE PAVING	60,000	0	54,552	54,552	Construction
02102510	Parks & Rec. DNR GOBLIN VALLEY ST PK PAVING REPAIRS	285,000	246,924	0	246,924	Complete
02238770	USU VARIOUS PRK LOTS SLURRY SEALING	46,000	3,303	0	3,303	Delegated
03052730	SUU SUU MAIN PARKING LOT PAVING REPAIRS	120,000	120,000	0	120,000	Complete
03100430	Youth Corrections DYC WEBER VALLEY DET CTR PAVING REPAIRS	35,000	3,300	0	3,300	Construction
03103640	Dixie DIXIE MAIN PARKING LOT PAVING REPAIRS	170,000	122,937	0	122,937	Complete
03109660	SLCC SLCC REDWOOD MAINT BLDG CONCRETE AND PAVING	149,858	112,369	37,489	149,858	Complete
03110670	SLCC SLCC S CITY MAIN PARK LOT CONCRETE PAVERS	75,000	60,738	0	60,738	Complete
03114700	Snow College SNOW LIBRARY PARKING ASPHALT REPAIRS	45,000	0	0	0	Pending
03118770	USU USU PARKING LOT A-2 OVERLAY - DELEGATED	60,000	0	0	0	Delegated
03119790	UVSC UVSC PARK LOT J1/G PAVING REPAIRS	310,000	24	299,666	299,690	Construction
04047640	DIXIE DIXIE ST COLLEGE N CAMPUS PAVING IMPRV	93,600	0	75,041	75,041	Construction
04048660	SLCC SLCC REDWOOD CAMPUS NEW N PARKING	281,000	0	261,199	261,199	Complete
04049660	SLCC SLCC REDWOOD RD CAMPUS SLURRY	56,100	0	0	0	Design
04050750	U OF U UU HCI CIRCLE RD RECONSTRUCTION - -DELEGATED	93,600	0	22,000	22,000	Delegated
04051750	U OF U UU HDW UPPER LOOP RD RECONSTRUCTION -DELEGA	70,200	0	0	0	Delegated
04052750	U OF U UU RED BUTTE ACCESS RD RECONSTRUCTION- -DELE	9,400	0	0	0	Delegated
04053750	U OF U UU BLD#245 ACCESS RD RECONSTRUCTION -DELEGAT	70,200	0	0	0	Delegated
04054750	U OF U UU RED BUTTE VISITOR CTR PRK RDWY SLURRY	32,800	0	0	0	Delegated
04055770	USU USU 900 EAST ROAD REBUILD	64,600	0	0	0	Delegated
04057810	WSU WSU DAVIS & OGDEN CAMPUS PAVING REPAIRS	338,200	11,650	326,771	338,421	Construction
04059220	DATC DAVIS ATC NEW PARKING LOT	235,910	0	235,910	235,910	Construction
04060250	UBATC UINTAH BASIN ATC VERNAL PARK LOT PAVING	140,400	0	30	30	Bidding
04061030	ABC MOAB ABC STORE #27 CONCRETE REPAIRS	46,800	0	0	0	Design
04062150	Courts ST GEORGE COURTS FAC PAVING REPAIRS	42,200	0	0	0	Cancelled
04063310	DFCM FLEET/SURPLUS PARK DRAINAGE/REPAIRS	46,200	4,620	0	4,620	Bidding
04064310	DFCM BRIGHAM CITY REG ASPHALT/SIDEWALK IMPROV	237,776	19,000	60	19,060	Bidding
04065470	National Guard MANTI NAT GUARD ARMORY PRK LOT PAVING	56,200	0	0	0	Design
04066510	Parks & Rec. ANTELOPE ISLAND ALL ROADS SLURRY SEAL	234,000	3,100	202,785	205,885	Construction
04067510	Parks & Rec. YUBA LAKE PRK PAINTED ROCK CAMPGRD PAVING	117,000	0	30	30	Design
04068550	Public Safety HIGHWAY PATROL TRNG GRND PAVING REPR/OVERLA	234,000	0	254,165	254,165	Construction
04069900	UDOT RAMPTON COMPLEX SLURRY COAT NRTH/STH LOT	65,100	0	0	0	Design
04070300	DFCM FY'05 PAVING PREVENTATIVE MAINT FUND	280,000	0	128,748	128,748	On-Going
04071300	DFCM FY'05 PAVING UCI CRACKSEAL STWD FUND	220,000	0	71,671	71,671	On-Going
04223300	DFCM UNALLOCATED STATEWIDE PAVING FUNDS	163,454	0	0	0	Misc Expenditures
99096730	SUU Stadium Paving	63,000	63,000	0	63,000	Force Account
TOTALS		4,735,598	858,965	1,970,114	2,829,079	

CASH BALANCE OF STATEWIDE PAVING FUNDS

\$ 3,314,135

UNENCUMBERED BALANCE

\$ 1,936,905

CURRENT AVAILABLE BALANCE

\$ 163,454



Division of Construction and Management
 4110 State Office Building Salt Lake City, UT 84144
 Telephone (801) 538-3018 Fax (801) 538-3267

STATEWIDE ASBESTOS ABATEMENT PROJECTS

Nov-04

Project Number	Agency	Project	Project Budget	Previous Encumb.	Current Encumb.	Total Encumb.	Project Status
02044100	DFCM	DOC ACADEMY FIRE PUMP/RANGE ABATEMENT	545,700	462,599	2,829	465,428	Construction
02291050	Capitol Preserv Board	STATE CAPITOL BUILDING ASBESTOS ABATEMENT	890,953	588,734	152,193	740,927	Abatement
03150750	U OF U	UU ASBESTOS ABATEMENT FUNDS	25,000	14,838	10,162	25,000	Closed
03163310	DFCM	FY'04 HAZ MAT SURVEY/ASSESSMENT PROGRAM	422,989	422,989	3,010	425,999	Complete
03164310	DFCM	FY'04 HAZ MAT EMERGENCY ABATEMENT FUNDS	304,112	304,112	(3,520)	300,592	Complete
03175810	Weber State	WSU STEWART LIBRARY ELEVATOR MODERNIZATION	255,000	163,885	45	163,929	Construction
04110470	National Guard	BRIGHAM CITY ARMORY ASBESTOS ABATEMENT/REPLACEMENT	57,000	10,800	0	10,800	Design
04131300	DFCM	FY'05 HAZ MAT SUIRVEY/ASSESSMENT PROGRAM	384,135	0	54,453	54,453	Design
04132300	DFCM	FY'05 HAZ MAT EMERGENCY ABATEMENT FUNDS	269,284	0	75,438	75,438	Construction
TOTALS			2,443,754	1,957,157	164,718	2,121,875	

CASH BALANCE OF STATEWIDE ASBESTOS FUNDS

\$ 1,082,116

UNENCUMBERED BALANCE

\$ 891,608

CURRENT AVAILABLE BALANCE

\$ 523,528

STATEWIDE ENERGY CONSERVATION ACCOUNT

							Nov-04	
Project Number	Agency	Project	Project Budget	Previous Encumb.	Current Encumb.	Total Encumb.	Project Status	
01216310	DFCM	Various Energy Audits	150,000	49,963	0	49,963	Higher Educ Study	
01290210	Bridgerland ATC	Lighting Retrofit	155,000	155,000	0	155,000	Force Account	
02011730	SUU	Lighting Replacement	40,000	40,000	0	40,000	Force Account	
04224300	DFCM	Unallocated Energy Funds	287,998	0	161	161	On-Going	
			632,998	244,963	161	245,124		

CASH BALANCE OF ENERGY PROJECTS		
UNENCUMBERED BALANCE	\$	425,336
CURRENT AVAILABLE BALANCE	\$	387,873
	\$	287,836

DFCM

Division of Construction and Management
4110 State Office Building Salt Lake City, UT 84144
Telephone (801) 538-3018 Fax (801) 538-3267

STATEWIDE LAND OPTIONS & ACQUISITION FUND

					Nov-04		
Project Number	Agency	Project	Project Budget	Previous Encumb.	Current Encumb.	Total Encumb.	Project Status
FF 02208	DFCM	Option, Appraisals, Land	435,167	32,754	3,812	36,567	On Going
TOTALS			435,167	32,754	3,812	36,567	

CASH BALANCE OF STATEWIDE Land Options & Acquisition FUNDS

UNENCUMBERED BALANCE \$ 298,600

CURRENT AVAILABLE BALANCE \$ 298,600



Division of Facilities Construction and Management
4110 State Office Building Salt Lake City, UT 84114

Agency: ALL
Manager: ALL
Contract Type: 'CONST NEW
Contractor: ALL

Construction Contract Status

New Contracts During the reporting period: 8/25/2004 To 10/27/2004

Agency	Project	Contract	Contract Name	Contractor	Manager	Current Contract Amount	Days	Days Left	% Paid	Sub Compl
OFF-EDUC	04109200	057104	State Library Hot Water Valve Replacement	Hph Mechanical Inc	Anderson	\$30,250.00	21	-34	0.00%	
YTH CORR	04012430	057124	Richfield DYC Asphalt Paving Repairs	Western Rock Products	Clark	\$17,000.00	16	-26	0.00%	
NG	04144470	057125	Price NG Armory Mechanical Room Boiler Dem	Rocmont Industrial Corp	James	\$7,800.00	21	-26	0.00%	
WSU	04140810	057062	Repl Of Medical Air Compressors & Vacuum Pu	Koh Mechanical Contractors Inc	Wessman	\$142,687.00	45	-17	42.28%	
UHP	04068550	057138	Paving Repair & Overlay - Highway Patrol Trai	Geneva Rock Products	Clark	\$234,845.39	12	-17	0.00%	
DEAF&BLD	04159230	057086	Deaf/Blind School Roof Edge Detail Modificatio	Kendrick Bros Roofing Inc	Hunting	\$35,400.00	50	-12	0.00%	
SNOW	02080710	057123	Snow College South-Tech Dr Paving Improveme	Hales Sand & Gravel Inc	Clark	\$49,752.00	18	-12	0.00%	
STORES	04155030	057144	Logan ABC Store #6 - Security Camera Improve	Wasatch Control Systems LLC	Hunting	\$8,296.00	18	-12	0.00%	
UVSC	03128790	057153	UVSC Vineyard School Remodel Asbestos Abat	Rocmont Industrial Corp	Beers	\$18,500.00	21	-12	0.00%	
JV COURT	04158150	057070	Ogden Juvenile Courts Fire Alarm Upgrade	Wasatch Control Systems LLC	Hunting	\$15,932.00	57	-5	0.00%	
CUCF BLDG	04179110	057130	CUCF Steam/Condensate Lines Replacement	Harding Mechanical Inc	Middleton	\$165,600.00	35	-5	68.42%	
SNOW	03222700	057057	Family Life Building HVAC Upgrades	Koh Mechanical Contractors Inc	Wessman	\$69,500.00	60	-2	0.00%	
DWS	04143920	057110	South County Employment Center Roofing Impr	Conwest Inc	Hunting	\$73,205.00	44	2	0.00%	
HEALTH	03062390	057127	Concrete Sidewalk Replacement - Cannon Healt	Chad Husband Construction Inc	Jones	\$101,732.00	44	2	50.00%	
DIXIE	04047640	057131	North Campus Parking Improvements	A-T Asphalt Paving	Clark	\$71,221.80	40	5	0.00%	
NG	04009480	057140	Ft Douglas Museum Front Porch Restoration	Interior Construction Specialists Inc	Smith	\$83,480.00	41	5	0.00%	
USU	04095770	057155	USU Lund Hall Roofing Improvements	Island Heights Construction	Hunting	\$34,625.00	33	5	0.00%	
PARKS	04022510	057157	Hyrum Lake Sp Campground Paving Improvem	Legrand Johnson Construction	Clark	\$23,000.00	17	5	0.00%	
NG	04162480	057159	Aasf Flight Line Pavement Repair	Morgan Asphalt Inc	Clark	\$115,200.00	34	5	0.00%	
JV COURT	04157150	057111	Ogden Juvenile Courts Roofing Improvements	Redd Roofing & Construction Co	Hunting	\$99,186.00	51	9	0.00%	
DIXIE	00018640	057084	Ornamental Railings Fabrication-Ecdles Fine Art	Arc N' Spark Inc	Mueller	\$6,482.00	60	11	0.00%	
NG	04153470	057093	Tooele Armory HVAC And Roofing Improveme	Utah Tile & Roofing Inc	Middleton	\$132,158.00	73	19	0.00%	
UDOT-ADMN	04099900	057094	Calvin Rampton Complex-Boiler Breeching, Sta	Utah Tile & Roofing Inc	Middleton	\$334,522.00	73	19	0.00%	
USU	04134300	057133	USU Larc Roofing Improvements	Summit Roofing	Middleton	\$7,400.00	39	19	100.00%	10/13/2004
NG	04231480	057136	Camp Williams Utilities Infrastructure	Keller Construction Inc	Smith	\$146,700.00	59	19	0.00%	
DRAPR FAC	04080100	057082	Draper Prison Ssd Facility Roofing Improvemen	Capitol Roofing Service	Middleton	\$206,439.00	79	23	29.49%	
UVSC	03119790	057158	Lot J1/G And Compound Paving Repair	Morgan Asphalt Inc	Clark	\$279,743.47	55	26	0.00%	
DEVEL CTR	04146410	057174	USDC Raintree Residence Remodel Asbestos A	Environmental Abatement Inc	James	\$38,600.00	54	34	0.00%	
NG	04144470	057147	Price Armory Boiler Replacement	Sr Mechanical	James	\$64,600.00	60	37	0.00%	
HEALTH	03250390	057115	Frazier Lab Culinary Water Lines Replacement	Koh Mechanical Contractors Inc	Smith	\$137,490.00	90	48	0.00%	
WSU	04105810	057095	Lampros Board Room Remodel - Miller Admini	Wade Payne Construction Inc	Court	\$119,900.00	90	50	13.40%	
AIRQUAL	03037310	057059	HVAC Upgrades - DEQ Building #2	Alternative Mechanical	Wessman	\$249,582.00	114	51	25.07%	
UVSC	04169790	057132	Metal Inserts To Concrete Wall Panels - Campus	Conwest Inc	Middleton	\$98,900.00	90	55	0.00%	
DRAPR FAC	04178100	057169	Promontory Security Fencing - Draper Prison	Broderick & Henderson Construction Lc	Middleton	\$346,770.00	90	69	0.00%	
NG	02159470	057118	Remodel And Renovation Of Tooele Armory Re	Thiede Construction Corp	Rogers	\$68,100.00	120	78	0.00%	
NG	04023480	057119	Ddo Locker Room Expansion	Spectrum Const Of Utah LLC	Smith	\$190,890.00	120	78	0.00%	
DHS-OTHER	04008400	057182	Clearfield Office 2nd Floor Build Out	Valley Design & Construction	Baxter	\$428,000.00	100	93	0.00%	
NG	03125480	057164	Weapons Cleaning Facility - Camp Wms	Keller Construction Inc	Smith	\$137,500.00	120	99	0.00%	
NG	04182480	057165	Battalion Maintenance Building #3 - Camp Wms	Keller Construction Inc	Smith	\$127,050.00	120	99	0.00%	
NG	04221480	057161	Rti Classroom #8 - Camp Williams	Spectrum Const Of Utah LLC	Smith	\$149,848.00	120	106	0.00%	
NG	04078480	057172	Utes Lighting & Fencing Upgrade - Camp Willia	Ascent Construction Inc	Smith	\$64,600.00	120	106	0.00%	



Division of Facilities Construction and Management
4110 State Office Building Salt Lake City, UT 84114

Agency: ALL
Manager: ALL
Contract Type: 'CONST NEW
Contractor: ALL

Construction Contract Status

New Contracts During the reporting period: 8/25/2004 To 10/27/2004

Agency	Project	Contract	Contract Name	Contractor	Manager	Current Contract Amount	Days	Days Left	% Paid	Sub Compl
DRAPR FAC	04178100	057170	Promontory & Timpanogos Security Doors - Dra	Cml Specialties Inc	Middleton	\$289,391.00	133	120	0.00%	
NG	04036480	057137	Jlts Building #1 - Camp Williams	Keller Construction Inc	Smith	\$605,220.00	180	140	0.00%	
NG	04019480	057139	Dugway Proving Grounds Building 5807 Remod	Utah Correctional Industries	Smith	\$347,500.00	180	140	0.00%	
NG	03220480	057162	Ddo Scif Remodel And Addition	Chad Husband Construction Inc	Beers	\$459,530.00	180	152	0.00%	
PARKS	04076510	057163	Hyrum State Park Office Relocation	Mw Construction Inc	Hunting	\$239,800.00	201	187	0.00%	

46 New Contracts

\$6,673,927.66

Open Contracts During the reporting period: 8/25/2004 To 10/27/2004

Agency	Project	Contract	Contract Name	Contractor	Manager	Current Contract Amount	Days	Days Left	% Paid	Sub Compl
DFCM	03211310	047255	Fire Alarm Upgrade - Ogden Regional Center	Utah Controls Inc	Rogers	\$93,355.00	90	-162	78.34%	
YTH CORR	03258430	047107	Multi-Denominational Chapel-decker Lake Yout	Aragorn Construction LLC	Hinrichs	\$100,050.00	120	-160	89.98%	
USU	03162770	047260	Old Steam Plant Asbestos Abatement	Environmental Abatement Inc	Court	\$825,000.00	108	-144	68.99%	
COURTS	03193150	047212	Security System Replacement-Matheson Courth	Alphacorp	Rogers	\$385,365.00	179	-129	70.46%	10/25/2004
DNR-OTHER	02198500	047207	Building 4-113 Chiller Replacement	U S Mechanical LLC	Wessman	\$150,465.00	103	-122	100.00%	7/15/2004
DSBVI	01180310	047380	Blind/Visually Impaired Kitchen Addition	Rueckert Construction Company	Whitney	\$19,645.75	63	-99	95.87%	
INST OPER	02044100	047302	Fire Pump Replacement - Fred House Academy	Mechanical Service & Systems I	Wessman	\$197,221.00	125	-97	94.23%	
ARCHIVES	98188300	037409	New Archives Bldg & Rio Grande Remodel	Okland Construction Company, Inc.	Mckay	\$7,086,915.00	327	-93	75.69%	8/2/2004
DFCM	01245660	037232	Cafeteria Remodel - Redwood Road Campus	Lawrence Construction Company	Hinrichs	\$3,240,039.93	328	-92	99.85%	2/10/2004
STORES	04033030	047423	Install Cctv Systems - Various ABC Stores	Future Tech Inc	Jones	\$119,593.00	36	-89	99.99%	
CUCF BLDG	04075110	057051	CUCF Hot Water Tank Replacement	Sr Mechanical	Reddoor	\$160,032.00	-14	-82	74.41%	
SLCC	03110670	047200	Main Prkg Asphalt & Concrete Repairs-South Ci	Post Construction Co Inc	Clark	\$54,038.67	177	-81	71.25%	8/17/2004
SLCC	03213660	047307	Install Eye Wash, Grates And Make Tunnel Repa	Kay General Contracting Inc	Rogers	\$205,472.58	135	-81	83.79%	
WSU	04115810	057045	Concrete Upgrades Ph 1 Eng Tech Bldg	Chad Husband Construction Inc	Anderson	\$223,049.00	21	-79	84.46%	
COURTS	01178310	047386	Ogden 2nd District Court Canopy Project	Abco Construction	Peterson	\$45,217.00	65	-76	100.00%	
HEALTH	03210390	047399	Emergency Generator-Health Lab, 44 Med Dr	Taylor Electric Inc.	Jones	\$312,405.00	77	-75	100.00%	
YTH CORR	04018430	047412	DYC Antelope Island Facility Remodel	Whitaker Custom Woodworking	James	\$7,413.00	60	-75	82.79%	
FHS	01180310	047401	Childrens Special Needs Clinic Fitness Ctr Show	Rueckert Construction Company	Whitney	\$36,108.45	74	-74	100.00%	
SLCC	04048660	047436	North Lot Paving Improvements-Redwood Road	Staker & Parson Companies	Clark	\$254,794.15	21	-68	97.63%	
WSU	04057810	057026	Lot A-6 And Davis Campus Paving Improvemen	Staker & Parson Companies	Clark	\$317,449.85	24	-68	0.00%	
SLCC	03109660	047199	Maint Bldg Parking Lot Asphalt & Concrete Rep	Miller Paving Inc	Clark	\$141,344.71	202	-67	69.66%	8/28/2004
DFCM	03244310	057044	Cedar City Reg Ctr Lighting/Exit Signs Upgrade	Boshard Builders Inc	Palmer	\$15,803.25	30	-62	64.86%	
FAIR	04103370	047428	Fairpark Multi-Purpose Bldg Fire Sprinkler Rep	Delta Fire Systems Inc	Baxter	\$20,313.00	67	-60	89.69%	
NG	03202470	047190	Readiness Center Landscaping Addition-Camp	American Civil Construction Inc	Mueller	\$140,766.00	279	-57	97.09%	
USU	99219770	027439	Edith Bowen Lab School	Gramoll Construction Company	Knudsen	\$9,779,495.00	803	-51	99.60%	
FAIR	04165370	057069	Fairpark Rodeo Arena Drainage Improvements	Wasatch Environmental Inc	Baxter	\$22,000.00	26	-51	100.00%	
REGION 3	02256900	047189	Eureka Maintenance Station Addition	Forest Line Construction LLC	James	\$384,362.03	284	-45	84.94%	
UU	03088750	047394	Hedco Bldg Roofing & Seismic Improvements	Redd Roofing & Construction Co	Hunting	\$309,151.00	96	-42	100.00%	
HEALTH	04037390	057011	Radiant Heat Panel Installation-Childrens Specia	Harding Mechanical Inc	Bowen	\$47,309.00	64	-42	100.00%	
UVSC	04134300	057055	UVSC Computer Science Bldg Plaza Deck Repa	Utah Tile & Roofing Inc	Middleton	\$42,041.44	45	-40	73.28%	

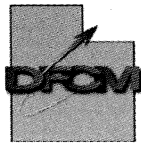


Agency: ALL
Manager: ALL
Contract Type: 'CONST NEW
Contractor: ALL

Construction Contract Status

Open Contracts During the reporting period: 8/25/2004 To 10/27/2004

Agency	Project	Contract	Contract Name	Contractor	Manager	Current Contract Amount	Days	Days Left	% Paid	Sub Compl
STORES	04155030	057063	ABC Brigham City Store #22 Fire Alarm/Camer	Wasatch Control Systems LLC	Hunting	\$8,296.00	32	-40	0.00%	
DIXIE	00018640	037205	Dolores Dore Eccles Fine Arts Center	Layton Construction Company	Mueller	\$13,077,548.00	482	-37	100.37%	5/13/2004
OFF-EDUC	04109200	057104	State Library Hot Water Valve Replacement	Hph Mechanical Inc	Anderson	\$30,250.00	21	-34	0.00%	
SLCC	03089670	047214	Landscaping Improvements - South City Campu	Miller Paving Inc	Middleton	\$759,071.01	289	-33	98.78%	
UVSC	04004790	057042	New Pedestrian Tunnel	Keller Construction Inc	Middleton	\$261,000.00	70	-33	100.00%	
DIXIE	04163640	057058	Roofing Improvements-Advisement & Graff Fin	Superior Roofing & Sheet Metal Inc	Reddoor	\$69,200.00	45	-27	0.00%	
DFCM	03192310	057041	Provo Regional Center Parking Structure Repair	Wci, LLC	James	\$99,629.00	64	-26	0.00%	
YTH CORR	04026430	057061	Strawberry Reservoir Work Camp Cabin Compl	Chad Broderick Const Inc	Bowen	\$68,393.00	52	-26	56.29%	
YTH CORR	04012430	057124	Richfield DYC Asphalt Paving Repairs	Western Rock Products	Clark	\$17,000.00	16	-26	0.00%	
NG	04144470	057125	Price NG Armory Mechanical Room Boiler Dem	Rocmont Industrial Corp	James	\$7,800.00	21	-26	0.00%	
YTH CORR	02015430	037299	Washington County Youth Center	Layton Construction Company	Hinrichs	\$6,535,283.00	434	-25	100.00%	5/25/2004
USU	04029770	057022	Taggart Student Center Partial Reroof	Kendrick Bros Roofing Inc	Hunting	\$106,350.00	49	-23	85.50%	
DIXIE	04072640	057083	Ada/Code Improvements Ph 2 - North Instructio	Arnell West Inc	Reddoor	\$93,840.00	45	-23	55.24%	
NG	02159470	047417	Vernal Armory Restroom Remodel & Renovatio	Spectrum Const Of Utah LLC	Rogers	\$153,763.00	112	-21	89.79%	
DIXIE	03103640	047234	Main Parking Lot Paving Improvements	A-T Asphalt Paving	Clark	\$106,419.08	87	-20	99.83%	4/22/2004
NG	02244480	047438	Series 4000 Block Landscaping Ph IICamp Willi	Intermountain Plantings	Smith	\$264,153.00	90	-20	0.00%	
WSU	02149810	037410	Lampros Hall Renovation	Gramoll Construction Company	Bowen	\$2,541,799.00	407	-19	100.00%	7/20/2004
JV COURT	04096150	057012	Roofing Improvements-Orem Juvenile Courts Di	Superior Roofing & Sheet Metal Inc	Middleton	\$28,350.00	7	-19	100.00%	8/10/2004
WSU	03053810	047361	Tech Ed Bldg Steam Condensate & Domestic W	Harding Mechanical Inc	Bowen	\$579,306.00	102	-18	100.00%	9/9/2004
PARKS	01084510	037260	New Soldier Hollow Golf Course Buildings	Broderick & Henderson Construction Lc	Hinrichs	\$2,537,544.57	354	-17	100.00%	1/30/2004
WSU	04140810	057062	Repl Of Medical Air Compressors & Vacuum Pu	Koh Mechanical Contractors Inc	Wessman	\$142,687.00	45	-17	42.28%	
UHP	04068550	057138	Paving Repair & Overlay - Highway Patrol Trai	Geneva Rock Products	Clark	\$234,845.39	12	-17	0.00%	
PARKS	96151510	047007	Exhibit Project- Utah Fieldhouse Of Natural Hist	Maltbie, Inc	Hinrichs	\$2,029,280.37	282	-14	100.00%	5/21/2004
PARKS	03008510	057020	Rock Cliff Anglers Access Parking Lot - Jordane	Consolidated Paving & Concrete	Clark	\$241,353.05	87	-12	100.00%	
PARKS	04066510	057021	Antelope Island Slurry Seal	Intermountain Slurry Seal	Clark	\$202,725.00	91	-12	100.00%	
DEAF&BLD	04159230	057086	Deaf/Blind School Roof Edge Detail Modificatio	Kendrick Bros Roofing Inc	Hunting	\$35,400.00	50	-12	0.00%	
SNOW	02080710	057123	Snow College South-Tech Dr Paving Improveme	Hales Sand & Gravel Inc	Clark	\$49,752.00	18	-12	0.00%	
STORES	04155030	057144	Logan ABC Store #6 - Security Camera Improve	Wasatch Control Systems LLC	Hunting	\$8,296.00	18	-12	0.00%	
UVSC	03128790	057153	UVSC Vineyard School Remodel Asbestos Abat	Rocmont Industrial Corp	Beers	\$18,500.00	21	-12	0.00%	
UVSC	03173790	047262	Domestic And HVAC Piping Replacement	Ralph Tye & Sons Inc	Wessman	\$255,792.00	113	-8	100.00%	6/23/2004
DIXIE	03127640	047333	100 South Roadway Improvements	Trade West Construction Inc	Reddoor	\$639,299.54	155	-7	88.31%	
DEVEL CTR	02251410	037295	Central Chiller Replacement	Koh Mechanical Contractors Inc	Wessman	\$397,612.00	107	-6	100.00%	6/6/2003
YTH CORR	01025430	037005	Canyonlands Youth Center - Blanding, Utah	Hogan & Assoc Construction Inc	Hinrichs	\$3,676,979.69	300	-5	99.36%	5/23/2003
COURTS	01184310	047244	Matheson Courts Public Restroom Partition Imp	Robert I Merrill Company	Radulovich	\$29,935.00	131	-5	100.00%	6/6/2004
JV COURT	04158150	057070	Ogden Juvenile Courts Fire Alarm Upgrade	Wasatch Control Systems LLC	Hunting	\$15,932.00	57	-5	0.00%	
DATC	04059220	057088	New Parking Lot	Staker & Parson Companies	Clark	\$215,190.00	37	-5	40.01%	10/5/2004
CUCF BLDG	04179110	057130	CUCF Steam/Condensate Lines Replacement	Harding Mechanical Inc	Middleton	\$165,600.00	35	-5	68.42%	
NG	03048480	047100	Roof Drain Improvements & Heating Upgrade-	U S Mechanical LLC	Smith	\$91,214.00	66	-2	100.00%	12/2/2003
SNOW	03222700	057057	Family Life Building HVAC Upgrades	Koh Mechanical Contractors Inc	Wessman	\$69,500.00	60	-2	0.00%	
NG	04170480	057037	Natl Guard Camp Wms New Wind Turbine	Larsen Utilities Construction Company	Smith	\$21,611.00	90	-1	0.00%	
PARKS	96151510	037175	Utah Fieldhouse Museum - Vernal, Utah	Hughes General Contractors Inc	Hinrichs	\$4,009,428.00	365	0	99.13%	11/19/2003
SUU	01312730	037327	Eccles Living Learning Center	Evergreene U.p. Construction	Mueller	\$8,709,785.00	455	0	100.00%	6/4/2004



Division of Facilities Construction and Management
4110 State Office Building Salt Lake City, UT 84114

Agency: ALL
Manager: ALL
Contract Type: 'CONST NEW
Contractor: ALL

Construction Contract Status

Open Contracts During the reporting period: 8/25/2004 To 10/27/2004

Agency	Project	Contract	Contract Name	Contractor	Manager	Current Contract Amount	Days	Days Left	% Paid	Sub Compl
NG	01300470	047126	Draper Armory Roofing Improvements Phase 3	Capitol Roofing Service	Middleton	\$449,654.00	277	0	100.00%	7/20/2004
STORES	02037030	047222	New Tooele Liquor Store	Valley Design & Construction	Mueller	\$942,255.83	172	0	100.00%	6/4/2004
WSU	03270810	047228	Promontory Tower Elevator Modernization	Kone Inc	Bowen	\$224,411.00	191	0	99.47%	9/15/2004
O/WATC	03261240	047332	Bdo Building Build-Out	Garff Construction Corp	Beers	\$281,062.00	85	0	100.00%	7/7/2004
WSU	03053810	047352	WSU Tech Ed Bldg Mech Piping Asbestos Abat	Rocmont Industrial Corp	Bowen	\$29,923.50	5	0	72.85%	5/8/2004
SUU	03234730	047369	SUU Old Main Bldg Asbestos Abatement	Rocmont Industrial Corp	Beers	\$10,431.00	10	0	100.00%	5/17/2004
PARKS	03203510	047144	Bear Lake Marina Renovation	Staker & Parson Companies	Hunting	\$949,167.00	204	1	100.00%	5/25/2004
SNOW	00253700	027395	Performing Arts Center	Layton Construction Company	Mckay	\$15,653,075.61	455	2	99.92%	8/27/2003
CEU	03217610	047426	Central Tunnel Replacement	Garff Construction Corp	Wessman	\$934,700.00	129	2	86.68%	
DWS	04143920	057110	South County Employment Center Roofing Impr	Conwest Inc	Hunting	\$73,205.00	44	2	0.00%	
HEALTH	03062390	057127	Concrete Sidewalk Replacement - Cannon Healt	Chad Husband Construction Inc	Jones	\$101,732.00	44	2	50.00%	
WSU	02169810	047045	Electrical Upgrades For Various Buildings	Gramoll Construction Company	Rogers	\$777,499.00	270	5	100.00%	5/11/2004
DRAPR FAC	03240100	047395	Installation Of Waste Grinder & Extruder - Drap	Counterpoint Construction Co Inc	Rogers	\$326,500.00	150	5	0.00%	
DIXIE	04047640	057131	North Campus Parking Improvements	A-T Asphalt Paving	Clark	\$71,221.80	40	5	0.00%	
NG	04009480	057140	Ft Douglas Museum Front Porch Restoration	Interior Construction Specialists Inc	Smith	\$83,480.00	41	5	0.00%	
USU	04095770	057155	USU Lund Hall Roofing Improvements	Island Heights Construction	Hunting	\$34,625.00	33	5	0.00%	
PARKS	04022510	057157	Hyrum Lake Sp Campground Paving Improvem	Legrand Johnson Construction	Clark	\$23,000.00	17	5	0.00%	
NG	04162480	057159	Aasf Flight Line Pavement Repair	Morgan Asphalt Inc	Clark	\$115,200.00	34	5	0.00%	
UVSC	03268790	047265	Baseball Field Replacement	R & O Construction Co	Court	\$3,585,738.34	242	6	87.09%	
WSU	02148810	047334	Engineering Technology Building Remodel	Chad Husband Construction Inc	Bowen	\$490,534.07	125	7	99.43%	8/11/2004
JV COURT	04157150	057111	Ogden Juvenile Courts Roofing Improvements	Redd Roofing & Construction Co	Hunting	\$99,186.00	51	9	0.00%	
DEVEL CTR	03079410	047213	Willow Creek Building Remodel	Interwest Construction Co Inc	James	\$1,232,894.00	289	10	98.85%	9/14/2004
DIXIE	00018640	057084	Ornamental Railings Fabrication-Ecdles Fine Art	Arc N' Spark Inc	Mueller	\$6,482.00	60	11	0.00%	
WILDLIFE	04007520	057054	Mammoth Fish Hatchery Raceway Covers	Merrill Sheriff Construction Inc	Hinrichs	\$526,626.00	97	18	38.73%	
NG	04153470	057093	Tooele Armory HVAC And Roofing Improveme	Utah Tile & Roofing Inc	Middleton	\$132,158.00	73	19	0.00%	
UDOT-ADMN	04099900	057094	Calvin Rampton Complex-Boiler Breeching, Sta	Utah Tile & Roofing Inc	Middleton	\$334,522.00	73	19	0.00%	
USU	04134300	057133	USU Larc Roofing Improvements	Summit Roofing	Middleton	\$7,400.00	39	19	100.00%	10/13/2004
NG	04231480	057136	Camp Williams Utilities Infrastructure	Keller Construction Inc	Smith	\$146,700.00	59	19	0.00%	
PARKS	03255510	057076	Little Deer Creek Irrigation Pipeline Project	Sci, Inc	Rogers	\$405,685.00	90	22	31.90%	
DFCM	01020300	027293	Classroom Bldgs - Usu, Uvsc, CEU & WSU	Jacobsen Construction	Court	\$52,172,551.00	527	23	97.32%	7/9/2003
DRAPR FAC	04080100	057082	Draper Prison Ssd Facility Roofing Improvemen	Capitol Roofing Service	Middleton	\$206,439.00	79	23	29.49%	
UVSC	00269790	037116	Wasatch Campus First Bldg & Site Developmen	Sahara Inc	Mckay	\$10,263,127.75	334	26	100.00%	8/26/2003
CUCF BLDG	03241110	047393	CUCF Faciliti Security Improvements	Lassco Sound & Systems	Rogers	\$142,895.00	145	26	58.32%	
UVSC	03119790	057158	Lot J1/G And Compound Paving Repair	Morgan Asphalt Inc	Clark	\$279,743.47	55	26	0.00%	
FAIR	04164370	057080	Water And Sewer Projects	Chad Husband Construction Inc	Baxter	\$110,604.56	100	28	27.69%	
DRAPR FAC	02140300	047069	Energy Performance Contract - State Prison	Johnson Controls Inc	Beers	\$200,001.00	459	34	100.00%	
DEVEL CTR	04146410	057174	USDC Raintree Residence Remodel Asbestos A	Environmental Abatement Inc	James	\$38,600.00	54	34	0.00%	
HEALTH	04148390	057081	Cannon Health Computer Room A/C Replaceme	Mechanical Service & Systems I	Whitney	\$81,812.00	103	35	0.00%	
NG	04144470	057147	Price Armory Boiler Replacement	Sr Mechanical	James	\$64,600.00	60	37	0.00%	
NAVAJO	03030300	037493	Montezuma Creek Clinic Dental Addition	Steve Francom Construction	James	\$49,598.36	120	43	0.00%	8/28/2003
WSU	03175810	047325	Stewart Library Elevator Modernization	Thyssenkrupp Elevator	Bowen	\$162,778.00	224	44	51.03%	
DFCM	01257310	037210	Heer Wells Bldg Hvac, Ltg, & Ceiling Replacem	Garff Construction Corp	Wessman	\$1,253,149.00	178	47	100.00%	4/14/2003



Division of Facilities Construction and Management

4110 State Office Building Salt Lake City, UT 84114

Agency: ALL
Manager: ALL
Contract Type: 'CONST NEW'
Contractor: ALL

Construction Contract Status

Open Contracts During the reporting period: 8/25/2004 To 10/27/2004

Agency	Project	Contract	Contract Name	Contractor	Manager	Current Contract Amount	Days	Days Left	% Paid	Sub Compl
HEALTH	03250390	057115	Frazier Lab Culinary Water Lines Replacement	Koh Mechanical Contractors Inc	Smith	\$137,490.00	90	48	0.00%	
WSU	04105810	057095	Lampros Board Room Remodel - Miller Admini	Wade Payne Construction Inc	Court	\$119,900.00	90	50	13.40%	
AIRQUAL	03037310	057059	HVAC Upgrades - DEQ Building #2	Alternative Mechanical	Wessman	\$249,582.00	114	51	25.07%	
UVSC	04169790	057132	Metal Inserts To Concrete Wall Panels - Campus	Conwest Inc	Middleton	\$98,900.00	90	55	0.00%	
FAIR	03165300	047164	Fairpark Cattle Bldg #9 Reroof	Western Contractors Inc	Middleton	\$19,550.00	90	61	100.00%	12/4/2003
DWS	04244920	057191	Brigham City DWS Restroom Asbestos Abtmtnt/	American Asbestos Abatement	Peterson	\$24,900.00	60	66	0.00%	
DRAPR FAC	04178100	057169	Promontory Security Fencing - Draper Prision	Broderick & Henderson Construction Lc	Middleton	\$346,770.00	90	69	0.00%	
CORR-OTHR	00060120	057192	Nuccc Metal Door Replacement	R & O Construction Co	James	\$12,655.00	63	69	0.00%	
NG	02159470	057118	Remodel And Renovation Of Tooele Armory Re	Thiede Construction Corp	Rogers	\$68,100.00	120	78	0.00%	
NG	04023480	057119	Ddo Locker Room Expansion	Spectrum Const Of Utah LLC	Smith	\$190,890.00	120	78	0.00%	
COURTS	04028150	047420	Build Out Space-Courtroom & Judges Chambers	Garff Construction Corp	Clark	\$722,567.00	213	80	56.56%	
NG	03049480	037476	Bullene Barracks #5809 Renov-Dugway Proving	Utah Correctional Industries	Smith	\$220,609.00	371	84	72.35%	4/7/2004
SNOW	03016700	047312	Activities Center Addition And Remodel - CM/	Interior Construction Specialists Inc	Mckay	\$1,847,009.00	228	93	37.53%	
DHS-OTHER	04008400	057182	Clearfield Office 2nd Floor Build Out	Valley Design & Construction	Baxter	\$428,000.00	100	93	0.00%	
NG	03125480	057164	Weapons Cleaning Facility - Camp Wms	Keller Construction Inc	Smith	\$137,500.00	120	99	0.00%	
NG	04182480	057165	Battalion Maintenance Building #3 - Camp Wms	Keller Construction Inc	Smith	\$127,050.00	120	99	0.00%	
WSU	02281810	057029	New Track And Field Locker Room Building	Wade Payne Construction Inc	Hinrichs	\$751,066.00	198	106	38.95%	
NG	04221480	057161	Rti Classroom #8 - Camp Williams	Spectrum Const Of Utah LLC	Smith	\$149,848.00	120	106	0.00%	
NG	04078480	057172	Utes Lighting & Fencing Upgrade - Camp Willia	Ascent Construction Inc	Smith	\$64,600.00	120	106	0.00%	
DRAPR FAC	04178100	057170	Promontory & Timpanogos Security Doors - Dra	Cml Specialties Inc	Middleton	\$289,391.00	133	120	0.00%	
COURTS	02043150	047049	New West Jordan Courts Facility	Okland Construction Company, Inc.	Hinrichs	\$15,192,843.00	512	139	66.64%	
NG	04036480	057137	Jlts Building #1 - Camp Williams	Keller Construction Inc	Smith	\$605,220.00	180	140	0.00%	
NG	04019480	057139	Dugway Proving Grounds Building 5807 Remod	Utah Correctional Industries	Smith	\$347,500.00	180	140	0.00%	
NG	03220480	057162	Ddo Scif Remodel And Addition	Chad Husband Construction Inc	Beers	\$459,530.00	180	152	0.00%	
PARKS	04161510	057190	Kodachrome State Park Visitor Station	Kay General Contracting Inc	Reddoor		151	156		
PARKS	04076510	057163	Hyrum State Park Office Relocation	Mw Construction Inc	Hunting	\$239,800.00	201	187	0.00%	
WSU	04113810	057184	Irrigation And Landscape Upgrades Phases 1 An	Grass Plus Inc	Anderson	\$250,000.00	190	191	0.00%	
UU	02042750	037314	Health Sciences Education Building (Cm/Gc)	Big D Construction Corporation	Knudsen	\$29,033,384.20	777	247	46.15%	
DRAPR FAC	02140300	047435	Energy Performance Contract - Utah State Priso	Johnson Controls Inc	Beers	\$5,026,112.00	380	247	0.00%	
UVSC	03236790	047447	Energy Savings Performance Contract-UVSC	Chevron Energy Solutions Company	Beers	\$9,493,424.00	382	261	39.03%	
DFCM	04174310	057013	Energy Sasvings Performance Contract - Ogden	Chevron Energy Solutions Company	Beers	\$666,245.40	372	261	18.51%	
USU	02029770	037071	Merrill Library Replacement	Jacobsen Construction	Court	\$32,688,934.00	1053	303	38.78%	
WSU	02278810	057151	Swenson Building Remodel - CM/GC	Hughes General Contractors Inc	Hinrichs	\$33,622.00	545	551	0.00%	
USU	03200770	057009	Student Hosuing Fac & Parking Structure - D/B	Evergreene Collegiate LLC	Court	\$29,689,856.00	678	580	6.67%	
UU	01009750	037497	John A Moran Eye Center II- CM/GC	Layton Construction Company	Knudsen	\$41,081,971.00	1065	582	22.29%	
UU	02032750	037264	Marriott Library Renovation	Okland Construction Company, Inc.	Knudsen	\$103,430.00	1122	611	77.35%	
UU	01284750	047388	Warnock Engineering Building - CM/GC	Jacobsen Construction	Court	\$82,700.00	753	674	27.57%	
UU	98214750	997257	Single Student Apartments - Student Housing	Granville Constructors Inc		\$10,503,385.97			98.03%	

152 Open Contracts

\$347,921,228.37



Division of Facilities Construction and Management

4110 State Office Building Salt Lake City, UT 84114

Agency: ALL
 Manager: ALL
 Contract Type: 'CONST NEW'
 Contractor: ALL

Construction Contract Status

Closed Contracts During the reporting period: 8/25/2004 To 10/27/2004

Agency	Project	Contract	Contract Name	Contractor	Manager	Current Contract Amount	Days	Days Left	% Paid	Sub Compl
NG	02159470	047046	Restroom Remodel And Restoration - Manti Ar	Valley Builders	Rogers	\$123,569.68	90	-157	100.00%	4/30/2004
DEVEL CTR	04017410	047321	USDC Laundry Room Upgrades - Various Build	Jmb Mechanical LLC	James	\$46,691.00	70	-145	100.00%	
YTH CORR	04018430	047322	Antelope Island DYC Facility - Plumbing Impro	Thurgood Plumbing Co	James	\$5,135.00	70	-141	100.00%	
REGION 3	01276900	047240	Roosevelt Maintenance Station Addition	Brett Woods Construction Inc	James	\$399,374.86	170	-111	100.00%	
WSU	04032810	047390	Soil Remedication And Walkway Replacement	Jacobsen Construction	Anderson	\$209,901.00	75	-79	100.00%	
WSU	04115810	057045	Concrete Upgrades Ph 1 Eng Tech Bldg	Chad Husband Construction Inc	Anderson	\$223,049.00	21	-79	84.46%	
HEALTH	01180310	047331	Cannon Health Auditor's Office/Conf Rm Remo	Ehp Construction Inc	Whitney	\$9,705.00	12	-78	100.00%	7/18/2004
DFCM	03093310	047247	Provo Regional Center Fire Door Improvements	Robert I Merrill Company	Jones	\$25,652.00	60	-69	100.00%	6/11/2004
DWS	00211920	047411	Ogden South DWS Boiler Replacement	Boyd I. Hoskins Jr. & Son, Inc.	Peterson	\$26,900.00	77	-68	100.00%	
DFCM	03244310	057044	Cedar City Reg Ctr Lighting/Exit Signs Upgrade	Boshard Builders Inc	Palmer	\$15,803.25	30	-62	64.86%	
FAIR	04103370	047428	Fairpark Multi-Purpose Bldg Fire Sprinkler Rep	Delta Fire Systems Inc	Baxter	\$20,313.00	67	-60	89.69%	
UBATC	04098250	057052	Roofing Improvements - UBATC Vernal Admini	Roof Management Systems Inc	Middleton	\$30,206.00	26	-57	100.00%	
WSU	04132300	057030	WSU Boiler Plant-Boilers 1&2 Asbestos Abate	Rocmont Industrial Corp	Anderson	\$9,100.00	43	-56	100.00%	
WSU	04132300	057031	WSU Boiler Plant-Boiler 3 Asbestos Abatement/	Rocmont Industrial Corp	Anderson	\$7,150.00	43	-56	100.00%	
USU	04079770	057007	USU Eccles Conf Ctr Skylight Replacement	Alder Sales Corp	Hunting	\$28,995.00	84	-26	100.00%	
REGION 2	03233900	047355	Wendover UDOT Restrooms Reroof (East/West	Roof Management Systems Inc	Middleton	\$16,285.00	73	-20	100.00%	8/4/2004
FAIR	03165300	047226	Fairpark Cattle Bldg #8 Reroof	Western Contractors Inc	Middleton	\$41,073.00	133	-18	100.00%	6/7/2004
SNOW	00253700	057116	Performing Arts Center Concrete Improvements	Todd Alder Construction LLC	Mckay	\$10,920.00	30	-17	100.00%	
SNOW	03222700	057112	Snow College Family Life Bldg HVAC Upgrade	Barclay Mechanical Svc Inc	Wessman	\$30,000.00	30	-12	100.00%	
NG	04010480	047416	Ft Douglas Museum Electrical Remodel	Alger Electric	Smith	\$43,920.00	90	-8	100.00%	9/17/2004
SLCC	03182660	047362	Pedestrian Crossing - Redwood Road Campus	Paulsen Eng & Constr	Middleton	\$135,096.00	95	-4	100.00%	8/11/2004
WILDLIFE	02105520	047134	DWR Nero Game Farm Paving Improvements	Burdick Paving	Clark	\$34,000.00	219	0	100.00%	5/28/2004
DEQ	03185310	047344	DEQ Bldg #1 Roofing Improvements	Redd Roofing & Construction Co	Hunting	\$48,946.00	58	0	100.00%	6/30/2004
DFCM	01179310	047433	Sob Rm 4110 Remodel For Attorney Alan Bach	Ehp Construction Inc	Mckay	\$5,927.00	14	0	100.00%	6/30/2004
PARKS	03107510	047146	Buffalo Aorral Access Road Paving - Antelope Is	Staker & Parson Companies	Clark	\$59,465.60	218	3	100.00%	5/25/2004
SLCC	03186660	047188	Auto Trades Roofing Improvements - Redwood	Clarks Quality Roofing Inc	Hunting	\$197,300.00	164	3	100.00%	6/1/2004
NG	04009480	047419	Ft Douglas Museum Restrooms Remodel	Brubaker Construction Inc	Smith	\$54,755.00	63	8	100.00%	8/12/2004
USU	03077770	047298	Fine Arts Building Roofing Improvements	Redd Roofing & Construction Co	Hunting	\$148,585.00	136	23	100.00%	7/7/2004
SUU	03091730	047013	Centrum Floor Replacement	Mountain Heights Hardwood	Reddoor	\$137,756.00	135	77	126.38%	10/9/2003
CUCF BLDG	01195110	027280	Chiller Replacement & Upgrade - CUCF	Dale B Stevens Construction In	James	\$966,713.00	612	372	100.00%	10/3/2002

30 Closed Contracts

\$3,112,286.39

CONTINGENCY FUND

LAST QUARTERLY REPORT Sep-04

CURRENT QUARTERLY REPORT Nov-04

AGENCY	DESCRIPTION	Contingency Budget Percentage	Transfers From Contingency	% To Construction Budget	Transfers From Contingency	% To Construction Budget
<u>NEW CONSTRUCTION</u>						
Courts	New Logan Facility	4.50%	325,872	2.50%	329,681	3.08%
Dixie College	Delores Dore Eccles Fine Arts Center	1.97%	87,614	0.05%	136,974	0.47%
Snow College	Performing Arts Building	4.27%	365,133	2.15%	413,445	2.86%
UVSC	Wasatch Campus First Building	3.99%	300,452	3.08%	300,452	3.08%
DFCM	Four Campus Classroom Project	6.16%	71,001	0.18%	71,001	0.18%
Youth Corrections	Canyonlands Facility	3.03%	49,931	0.45%	49,931	0.95%
UDOT	Richfield New District Warehouse	6.34%	33,602	4.86%	33,602	5.80%
UDOT	Echo Maintenance Station Addition	3.20%	45,875	0.81%	57,151	8.93%
UDOT	Roosevelt Maintenance Complex Addition	1.38%	200	0.00%	33,513	5.76%
U OF U	Warnock Engineering Building	2.46%	0	0.00%	0	0.00%
USU	New Merrill Library	2.33%	71,884	0.00%	97,468	0.15%
U OF U	Health Science Education Building	4.53%	118,005	0.28%	123,023	0.47%
UNG	Camp Williams Weapons Cleaning Bldg	4.75%	0	0.00%	0	0.00%
SLCC	Jordan Campus Health Sciences Bldg	4.50%	0	0.00%	0	0.00%
UNG	Salt Lake Readiness Center	4.01%	0	0.00%	0	0.00%
Parks & Rec	Vernal Fieldhouse of Natural History	1.36%	118,172	0.22%	130,552	1.21%
Archives	New Archive Building	6.59%	0	0.00%	295,325	5.25%
State Hosp	Rampton Bldg Phase II	4.64%	597,350	4.23%	597,350	5.11%
<u>REMODELING</u>						
Corrections	Freemont, Bonneville, Orange St, N. Utah Community Ctrs Remodel	10.00%	15,648	4.35%	15,648	4.35%
DFCM	Heber Wells Bldg Replace Pavers With Concrete Walkway	7.96%	0	0.00%	0	0.00%
State Hosp	Slate Canyon Water Pipeline	8.64%	106,852	2.72%	106,852	9.83%
Human Services	USDC Master Plan	7.57%	0	0.00%	0	0.00%
DWS	South Ogden Employment Ctr Mechanical, Electrical, HVAC Improveme	9.50%	0	0.00%	0	0.00%
Corrections	CUCF Chiller Replacement/Upgrade	6.98%	34,854	3.45%	34,854	3.81%
ABC	Logan Store #6 Sidewalks/Lighting/Fire Door/Security	9.65%	0	0.00%	0	0.00%
ABC	Ogden Store #21 ADA Door/Tile/Lighting	9.56%	0	0.00%	0	0.00%
ABC	Roy Store #23 Parking Lot Lighting Improvements	6.93%	0	0.00%	0	0.00%
ABC	Ogden Patterson Store #24 Lighting/Vinyl Tile	9.65%	0	0.00%	0	0.00%
Corrections	CUCF Mega Bldg Shower Repairs	9.24%	81,568	20.00%	72,492	17.77%
DFCM	Ogden Regional Ctr Carpet Replacement	6.48%	0	0.00%	0	0.00%
DFCM	Ogden Regional Ctr Cooling Tower Replacement	6.56%	0	0.00%	2,148	6.56%
Human Services	Clearfield Bldg Lobby/Conf Room/Air Handlers Remodeling	9.48%	4,943	2.07%	4,943	2.07%



Division of Construction and Management
4110 State Office Building Salt Lake City, UT 84144
Telephone (801) 538-3018 Fax (801) 538-3267

**LAST
QUARTERLY REPORT**

**CURRENT
QUARTERLY REPORT**

CONTINGENCY FUND

CONTINGENCY FUND		Sep-04			Nov-04	
AGENCY	DESCRIPTION	Contingency Budget Percentage	Transfers From Contingency	% To Construction Budget	Transfers From Contingency	% To Construction Budget
UNG	Veteran's Cemetary Improvements	8.91%	0	0.00%	2,337	2.36%
O/W ATC	Student Services Bldg HVAC Replacement	4.43%	54,000	2.21%	54,000	3.52%
Courts	Orem Dist/Juv Remodel	4.63%	38,765	1.99%	38,765	5.09%
Courts	SL Juv Assesment	9.50%	0	0.00%	0	0.00%
WSU	Lampros Hall Renovation	1.34%	3,586	0.00%	7,382	0.28%
Corrections	Orange Street CCC HVAC Replacement	9.20%	3,259	1.10%	3,259	1.10%
WSU	Various Bldgs Electrical Upgrade	8.01%	9,479	0.63%	9,479	1.06%
SLCC	Redwood Bus Bldg Fire Door Upgrade	6.30%	0	0.00%	0	0.00%
ABC	Store #24 Ext Lighting/Rooftop Units	8.67%	0	0.00%	0	0.00%
DWS	N Provo ADA Door Upgrades	9.50%	0	0.00%	0	0.00%
Public Safety	POST Academy Fire Sprinkler Design	9.50%	0	0.00%	0	0.00%
Public Safety	POST Academy Fire Rating Comp Repair	9.50%	0	0.00%	0	0.00%
Health	Med Exam Bldg Fuel Storage Tank Wall	9.51%	0	0.00%	0	0.00%
Agriculture	SPRY Bldg Exterior Window Upgrades	9.50%	0	0.00%	0	0.00%
Natural Resources	Admin Bldg Replace R113 Chiller	9.50%	1,581	0.00%	1,581	1.00%
Health	Frazier Lab Foundation Waterproofing	9.50%	0	0.00%	0	0.00%
DWS	Clearfield Bldg 2nd Floor Connection	3.17%	48,229	3.33%	48,229	3.33%
SUU	Adams Theatre & Auditorium Lighting	0.71%	2,212	0.31%	2,212	0.31%
Corrections	Draper Max Sec Block PLC Replacement	9.50%	0	0.00%	0	0.00%
Human Services	USDC Central Chiller Replacement	4.63%	7,850	1.01%	9,107	1.17%
UDOT	Eureka Maint Station Addition	5.03%	7,866	0.00%	52,738	13.12%
WSU	Gymnasium Renovation	4.39%	0	0.00%	0	0.00%
Snow College	Business Building Renovation	3.63%	94,226	4.99%	94,226	5.28%
Snow College	Activity Center Remodel	3.41%	0	0.00%	26,394	2.11%
DEQ	Bldg #1 HVAC Improvements	4.75%	0	0.00%	0	0.00%
WSU	Potable Water/Waste Line Replacement	4.72%	1,531	0.00%	24,035	3.83%
ABC	Store #34 Exterior Stucco Upgrade	4.75%	0	0.00%	0	0.00%
Health	Cannon Bldg Sidewalk Replacement	4.71%	0	0.00%	1,160	0.77%
UDOT	Rampton MCC Panel Replacement	4.79%	0	0.00%	0	0.00%
DWS	Provo ADA Ramp Replacement	5.01%	0	0.00%	0	0.00%
DWS	Ogden Lever Actuated Door Install	4.79%	0	0.00%	0	0.00%
DWS	So. County Lever Actuated Door Install	4.77%	0	0.00%	0	0.00%
DWS	Metro Backup Generator Install	4.74%	0	0.00%	0	0.00%
DWS	Provo Ctr Replace Sprinklers	9.50%	0	0.00%	0	0.00%
Human Services	USDC Willowcreek Bldg Remodel	3.93%	116,402	0.00%	145,275	5.95%
UDOT	Monticello Maint Station Add Truck Wash Rack	3.20%	0	0.00%	24,596	3.87%
SLCC	South City Campus Landscaping	4.50%	0	0.00%	19,893	1.81%
DWS	So. County Ctr Chiller Replacement	4.75%	0	0.00%	0	0.00%



Division of Construction and Management
4110 State Office Building Salt Lake City, UT 84144
Telephone (801) 538-3018 Fax (801) 538-3267

**LAST
QUARTERLY REPORT**

**CURRENT
QUARTERLY REPORT**

CONTINGENCY FUND

AGENCY	DESCRIPTION	Contingency Budget Percentage	Sep-04		Nov-04	
			Transfers From Contingency	% To Construction Budget	Transfers From Contingency	% To Construction Budget
SUU	Centrum Floor Replacement	4.75%	2,986	0.00%	33,986	16.18%
DFCM	Provo Regional Fire Rated Doors Replacement	4.75%	0	0.00%	0	0.00%
Dixie College	100 S Roadway Crossing Improvement	3.15%	0	0.00%	64,735	5.87%
Parks & Rec	Great Salt Lake St Park Marina Harbor Renovation	4.50%	4,391	0.00%	282	0.02%
Corrections	Draper Showers Tile Replacement PH II	4.75%	16,000	0.00%	16,000	11.09%
UVSC	Domestic HVAC Hot Water Pipe/Valve Replacement	4.50%	0	0.00%	0	0.00%
DWS	Provo Access Elevator Install	4.75%	37,304	0.00%	37,347	15.99%
SLCC	Redwood Campus Pedestrian Bridge	4.75%	0	0.00%	6,196	1.68%
Human Services	Admin Bldg Culinary Water Piping Replacement	4.76%	0	0.00%	0	0.00%
Youth Corrections	Wasatch Culinary Water Piping Replacement	4.76%	0	0.00%	290	0.07%
DFCM	Provo Regional Parking Terrace Repairs	9.50%	0	0.00%	0	0.00%
Courts	Matheson Security System Replacement	3.57%	0	0.00%	0	0.00%
UDOT	Maint Station #224 New Water Line	2.87%	16,893	0.00%	17,311	5.55%
SUU	Auditorium Seating Replacement	4.75%	0	0.00%	6,000	2.22%
DFCM	Ogden Regional Fire Alarm System Upgrade	3.73%	0	0.00%	0	0.00%
SLCC	Redwood Campus Various Improvements	3.64%	0	0.00%	19,100	6.20%
CEU	Central Tunnel Replacement	9.56%	9,200	0.00%	2,700	0.31%
Snow College	Family Life Building HVAC Upgrade	9.50%	0	0.00%	0	0.00%
DATC	HVAC Conv/Water Sys Replacement	4.75%	3,304	0.00%	3,906	1.34%
Courts	Ogden Juvenile Cooling Tower Replacement	4.62%	0	0.00%	636	0.12%
SUU	Old Main Bldg HVAC/Electrical/Seismic Improvements	8.09%	0	0.00%	0	0.00%
UVSC	Campus Freeze Pravection	0.00%	0	0.00%	0	0.00%
Corrections	Draper Waste Grinder/Extruder	15.97%	0	0.00%	0	0.00%
Corrections	CUCF ISES "Priority Ones"	3.99%	0	0.00%	0	0.00%
Corrections	AP&P ISES "Priority Ones"	3.55%	0	0.00%	0	0.00%
DFCM	Cedar Regional Ctr Lighting & Exit Signs	9.50%	0	0.00%	0	0.00%
DFCM	Cedar Regional Ctr ADA Upgrades	9.50%	0	0.00%	0	0.00%
Health	Cannon Bladg Stair Tread Replacement	4.75%	0	0.00%	0	0.00%
Health	Med Exam Bldg Flooring Replacement	4.75%	0	0.00%	0	0.00%
Health	Frazier Lab Culinary Piping Replacement	9.50%	0	0.00%	0	0.00%
Parks & Rec	Little Deer Creek Irrigation Line	18.03%	0	0.00%	0	0.00%
DWS	Mwtro Employment Ctr HVAC Upgrade	9.50%	0	0.00%	0	0.00%
DWS	Provo Employment Ctr Restroom Upgrade	9.50%	0	0.00%	0	0.00%
O/W ATC	DDO Bldg Buildout	6.50%	0	0.00%	24,866	12.43%
Human Services	Clearfield 2nd Floor Buildout	9.25%	0	0.00%	0	0.00%
Courts	Ogden Shell Build-Out	4.92%	0	0.00%	0	0.00%
WSU	Soil Remediation & Walkway Replacement	9.44%	0	0.00%	1,380	0.66%
Dixie College	Central Chiller Replacement	9.00%	0	0.00%	0	0.00%

CONTINGENCY FUND

LAST
QUARTERLY REPORT
Sep-04

CURRENT
QUARTERLY REPORT
Nov-04

AGENCY	DESCRIPTION	Contingency Budget Percentage	Transfers From Contingency	% To Construction Budget	Transfers From Contingency	% To Construction Budget
Health	Childeren W/Special Needs Heat Plant	9.50%	0	0.00%	0	0.00%
Health	Med Exam Mechanical System Upgrade	6.71%	0	0.00%	0	0.00%
O/W ATC	Childeren's School HVAC Upgrades	9.34%	0	0.00%	0	0.00%
O/W ATC	Cosmetology Bldg HVAC Upgrade	9.45%	0	0.00%	0	0.00%
Dixie College	Instr Bldg ADA Improvements	9.50%	0	0.00%	0	0.00%
Dixie College	Eccles Fitness Center Pool Repairs	9.50%	0	0.00%	0	0.00%
Snow College	Fern Young Bldg Remodel	9.50%	0	0.00%	0	0.00%
Corrections	CUCF Hot Water Tank Replacement	9.50%	0	0.00%	0	0.00%
Parks & Rec	Hyrum St Park Visitor Center Replacement	9.31%	0	0.00%	0	0.00%
ABC	Store #14 Lighting	10.44%	0	0.00%	0	0.00%
ABC	Store #20 Lighting	10.44%	0	0.00%	0	0.00%
SLCC	Redwood Campus Soccer Field Regrade	9.51%	0	0.00%	0	0.00%
SLCC	South Campus Carpet Replacement	9.50%	0	0.00%	0	0.00%
Fairpark	Multipurpose Fire Sprinkler Repair	11.40%	0	0.00%	2,076	11.40%
Agriculture	Spry Bldg VAV Box Replacement	9.50%	0	0.00%	0	0.00%
UDOT	Great Salt Lake Observation Deck Repairs	9.50%	0	0.00%	0	0.00%
WSU	Coc Science & Admin Bldgs Elevator Upgrade	9.50%	0	0.00%	0	0.00%
Education	State Library Hot Water Valve Replacement	9.50%	0	0.00%	0	0.00%
Public Safety	Tech Support Bldg Replace HVAC	9.50%	0	0.00%	0	0.00%
WSU	Irrigation/Landscape Upgrade	4.70%	0	0.00%	0	0.00%
WSU	Concrete Repairs	5.27%	0	0.00%	0	0.00%
WSU	Health Science Air Compressor/Vacuum Pumps	9.50%	0	0.00%	0	0.00%
UNG	Price Armory Boiler Replacement	9.23%	0	0.00%	950	1.33%
Human Services	USDC Raintree Bldg Remodel	8.19%	0	0.00%	0	0.00%
Parks & Rec	Great Salt Lake St Park Sewer Upgrade	9.47%	0	0.00%	0	0.00%
CEU	Athletic Center Shower Repairs	9.17%	0	0.00%	0	0.00%
ABC	Store #22 Fire Alarm/Cameras/Lighting	6.21%	0	0.00%	0	0.00%
Courts	Layton Lighting/Controls Upgrade	9.50%	0	0.00%	0	0.00%
Courts	Ogden Juvenile Fire Alarm Upgrade	9.40%	0	0.00%	0	0.00%
Fairpark	Waterline Repairs	9.50%	0	0.00%	729	0.64%
Fairpark	Rodeo Arena Drainage Improvements	7.19%	0	0.00%	1,186	5.39%
UNG	Cedar City Armory HVAC Replacement	9.50%	0	0.00%	0	0.00%
UDOT	Meadow Maint Station Addition/Remodel	9.00%	0	0.00%	0	0.00%
Corrections	Draper Prison Conversion of Promontory To Women's Facility	6.48%	0	0.00%	0	0.00%
SLCC	Redwood Campus Tunnel Light/Emergency Generator	9.25%	0	0.00%	0	0.00%
SLCC	South Campus Shop Fire Alarm Install	9.50%	0	0.00%	0	0.00%
SLCC	South Campus Meta System - Various Bldgs	9.50%	0	0.00%	0	0.00%
SLCC	RDWD Admin Bldg Chiller Refurbishing	22.87%	0	0.00%	0	0.00%



Division of Construction and Management
4110 State Office Building Salt Lake City, UT 84144
Telephone (801) 538-3018 Fax (801) 538-3267

LAST
QUARTERLY REPORT
Sep-04

CURRENT
QUARTERLY REPORT
Nov-04

CONTINGENCY FUND

AGENCY	DESCRIPTION	Contingency Budget Percentage	Transfers From Contingency	% To Construction Budget	Transfers From Contingency	% To Construction Budget
WSU	Chilled Water Plant Improvements	9.50%	0	0.00%	0	0.00%
WSU	Plaza Chilled Water Line Replacement	9.50%	0	0.00%	0	0.00%
DATC	Plumbing/Backflow Prevention Upgrade	9.49%	0	0.00%	0	0.00%
ABC	Store #28 Vernal Lighting	10.35%	0	0.00%	0	0.00%
Corrections	CUCF ADA/Fire Improvements	8.73%	0	0.00%	0	0.00%
Courts	Orem HVAC Upgrade	9.50%	0	0.00%	0	0.00%
Courts	Provo HVAC Upgrade	9.52%	0	0.00%	0	0.00%
Courts	Richfield Replace VFD's	9.40%	0	0.00%	0	0.00%
DFCM	Provo Regional Ctr Fire Alarm Upgrade	9.25%	0	0.00%	0	0.00%
Youth Corrections	Slate Canyon Boiler Replacement	9.50%	0	0.00%	0	0.00%
Natural Resources	Admin Bldg Replace Water Supply Network	9.27%	0	0.00%	0	0.00%
UDOT	MTF Bldg Air Compressor	9.31%	0	0.00%	0	0.00%
DWS	Provo HVAC Replacement	9.25%	0	0.00%	0	0.00%
Wildlife	Mantua Hatchery Spring Covers	0.55%	0	0.00%	0	0.00%
WSU	Auditorium Rigging Replacement	9.25%	0	0.00%	0	0.00%
Corrections	Orange Street CCC Code Compliance Improvements	8.50%	0	0.00%	0	0.00%
UVSC	Irrigation Ponds Liner Replacement	9.25%	0	0.00%	0	0.00%
WSU	Central Heat Plant Controls Upgrade	9.50%	0	0.00%	0	0.00%
Wildlife	Loa Fish Hatchery Raceway Improvements	9.50%	0	0.00%	0	0.00%
Wildlife	Egan Fish Hatchery Raceway Improvements	9.50%	0	0.00%	0	0.00%
Corrections	Lightning Protection System	0.00%	21,294	3.69%	21,294	3.69%
Human Services	Human Services Administration Bldg. Parking Structure Improvements	9.95%	10,355	3.90%	23,855	8.98%
Parks & Rec	Goblin Valley Improvements	3.50%	59	0.03%	59	0.03%
Bridgerland ATC	HVAC System Rebuild Phase III	9.36%	41,957	8.73%	41,657	8.67%
<u>PLANNING / OTHER</u>						
DFCM	DFCM FY04 Admin Budget Per HB #1 Item #50	0.00%	966,900	100.00%	944,399	97.67%
DFCM	DFCM FY05 Admin Budget Per SB #1 Item #48	0.00%	966,900	100.00%	0	0.00%
Agriculture	Ogden Grain Inspection Facility Study	0.00%	0	0.00%	7,370	23.03%